

**When recorded return to:**  
Luis Fernando Meza Garcia  
1107 Woodstock Way 104L  
Bellingham, WA 98226

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4356

Oct 21 2020

Amount Paid \$5189.00  
Skagit County Treasurer  
By Marissa Guerrero Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
020044372

Escrow No.: 620044372

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Ramjanaki Aawash, LLC, A Washington Limited Liability Company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Luis Fernando Meza Garcia, an unmarried person and Christina Louise Rollog, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:

LOT 6, "THYME SQUARE BINDING SITE PLAN", APPROVED OCTOBER 19, 2005 AND RECORDED NOVEMBER 10, 2005 UNDER AUDITOR'S FILE NO. 200511100117, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P123733 / 8062-000-006-0000

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 10, 2020

Ramjanaki Aawash, LLC

BY: Binay Kumar Shah  
Binay Kumar Shah (M)

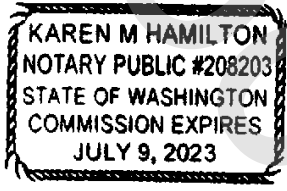
BY: Tara Kumari Shah  
Tara Kumari Shah  
Member

State of WA  
County of King

I certify that I know or have satisfactory evidence that Binay Kumar Shah and Tara Kumari Shah is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Members of Ramjanaki Aawash, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10/19/2020

Karen M. Hamilton  
Name: Karen M. Hamilton  
Notary Public in and for the State of WA  
Residing at: Sammamish  
My appointment expires: July 9, 2023



**EXHIBIT "A"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on **THYME SQUARE BINDING SITE PLAN**;

Recording No: 200511100117

2. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: March 7, 2003  
Recording No.: 200303070186

3. Easement, including the terms and conditions thereof:

Recording Date: July 18, 2005  
Recording No.: 200507180085  
In favor of: Public Utility District No. 1 of Skagit County, a municipal corporation  
Regarding: Pipeline(s) and/or main(s) for the transmission and/or distribution of water  
Affects: Roadways and a portion of each lot adjacent to roadways

4. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: November 10, 2005  
Recording No.: 200511100116

5. Lien of assessments levied pursuant to the Declaration, any amendments thereto, and any applicable statutes for Thyme Square Binding Site Plan.

6. Easement(s), including the terms and conditions thereof:

Recording Date: February 14, 2005

**EXHIBIT "A"**Exceptions  
(continued)

In favor of: Puget Sound Energy, Inc.  
Regarding: Electric transmission and/or distribution line  
Recording No.: 200502140151  
Recording No.: 200502140150

7. Easement, including the terms and conditions thereof:

Recording Date: February 14, 2007  
Recording No.: 200702140052  
In favor of: Comcast of Washington IV, Inc.  
Regarding: Broadband communications system

8. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by the City of Sedro-Woolley.
12. Dues, charges, and assessments, if any, levied by Thyme Square Community Association.