

When recorded return to:

Addy E. Davis and Katherine I. Moreno
825 NE 95th St
Seattle, WA 98115

STATUTORY WARRANTY DEED

GNW 20-8362

THE GRANTOR(S) Lily Ventures, LLC, a Washington Limited Liability Company, 21606 Alderbrook Lane
Mount Vernon, WA 98274,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Addy E. Davis and Katherine I. Moreno, a married couple

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Ptn. Lot 7, Section 6, Township 34 North, Range 5 East

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may
appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B"
attached hereto

Tax Parcel Number(s): P30127

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated: 12/18/2020

Affidavit No. 2020-5466

Dec 22 2020

Lily Ventures, LLC, a Washington Limited Liability Company

Amount Paid \$2965.00

Skagit County Treasurer

By Heather Beauvais Deputy

By: [Signature]
Adam P. Ware, Member

[Signature]
Kathy Ware, Member

Statutory Warranty Deed
LPB 10-05

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Adam P. Ware and Kathy Ware are the persons who appeared before me, and said persons acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Members of Lily Ventures, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 18th day of December, 2020

Doug Clark
Signature

Notary Public
Title

My appointment expires: 12-15-21

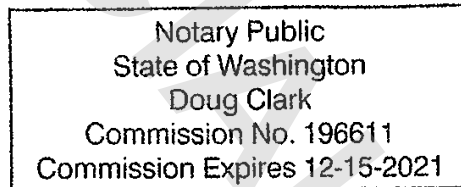


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 12812 East Lake Drive, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P30127

Property Description:

That portion of Government Lot 7, Section 6, Township 34 North, Range 5 East, W.M. described as follows:

Beginning 660.00 feet west and 121.89 north of the southeast corner of said Government Lot 7; thence west parallel with the south line of said Government Lot 7, to the easterly shore of Clear Lake; thence southerly along said easterly shore line, to the south line of said Government Lot 7; thence easterly along the south line of said Government Lot 7, to a point lying 660.00 feet west of the southeast corner of said Government Lot 7; thence north, a distance of 121.89 feet to the point of beginning.

Situate in Skagit County, Washington.

EXHIBIT B

20-8362-TJ

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: May 21, 1935
Recording No.: 269858
Affects: Said premises and other property

2. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
Recording No.: 512446

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, including terms and provisions thereof, as granted in a document:

Granted to: CB Rings and Anna C. Rings
Purpose: Roadway and joint use of said road
Recording Date: June 26, 1958
Recording No.: 567050
Affects: Portion of said property and other premises

4. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded October 12, 2018 as Auditor's File No. 201810120103 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

5. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded November 29, 2018 under Auditor's File No. 201811290084.

6. Lot certification, including the terms and conditions thereof, recorded January 25, 2019 as Auditor's File No. 201901250045. Reference to the record being made for full particulars. The company makes no determination as to its affects.

7. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey recorded August 5, 2019 as Auditor's File No. 201908050130.

8. Regulatory notice/agreement regarding Operating-Maintenance and Monitoring Requirement for Proprietary Onsite Sewage Systems that may include covenants, conditions and restrictions affecting the subject property, recorded August 5, 2019 as Auditor's File No. 201908050149 .

Statutory Warranty Deed
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Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

9. Regulatory notice/agreement regarding Protected Critical Area Site Plan that may include covenants, conditions and restrictions affecting the subject property, recorded November 7, 2019 as Auditor's File No. 201911070045.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

10. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)