

When recorded return to:

Monica Strom
12101 Huckleberry Lane
Arlington, WA 98223

STATUTORY WARRANTY DEED

GNW 20-6601

THE GRANTOR(S) RAD Homes and Properties LLC, a Nevada Limited Liability Company, 22519 Nature View Drive, Sedro-Woolley, WA 98284,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Monica Strom, an unmarried person

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:
SECTION 7, TOWNSHIP 36 NORTH, RANGE 5 EAST - SE NW & PTN. GOV. LOT 2

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): P50907

Dated: 1/29/2021

RAD Homes and Properties LLC, a Nevada Limited Liability Company

By: [Signature]
Robert Davis, Authorized Agent

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-427

Jan 29 2021

Amount Paid \$3605.00
Skagit County Treasurer
By Heather Beauvais Deputy

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Robert Davis is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Authorized Agent of RAD Homes and Properties LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 29th day of January, 2021

Eleanor Romero
Signature

Notary
Title

My appointment expires: 6/23/2021



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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 1378 State Route 9, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P50907

Property Description:

COMMENCING AT A POINT ON THE WEST LINE OF THE COUNTY ROAD ABOUT 600 FEET
SOUTHWESTERLY ALONG THE SAID ROAD FROM WHERE THE ROAD CROSSES THE NORTH LINE
OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 36
NORTH, RANGE 5 EAST, W.M., WHERE THE CREEK CROSSES SAID ROAD;
THENCE RUNNING NORTHWESTERLY ALONG THE CENTER LINE OF SAID CREEK TO THE WEST
LINE OF LOT 2 IN SAID SECTION 7;
THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF LOT 2 IN SAID SECTION 7;
THENCE EAST ALONG THE NORTH LINE OF SAID LOT 2 AND THE NORTH LINE OF SAID
SOUTHEAST QUARTER OF THE NORTHWEST QUARTER TO THE COUNTY ROAD;
THENCE SOUTHWESTERLY ALONG SAID ROAD TO THE POINT OF BEGINNING;

EXCEPT THAT STRIP OF LAND FOR ROAD PURPOSES, 50 FEET IN WIDTH, CONVEYED TO BLOEDEL
TIMBERLANDS DEVELOPMENT, INC., A CORPORATION, BY DEED RECORDED UNDER RECORDING
NO. 414641, RECORDS OF SKAGIT COUNTY.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Granted to: United States of America
Purpose: Transmission line
Recording Date: May 15, 1946
Recording No.: 391877
Affects: Tract No. AB-163

2. 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 system
Recording Date: November 17, 1953
Recording No.: 495219

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

Granted to: United States of America
Purpose: Transmission line
Recording Date: May 27, 1963
Recording No.: 636486
Affects: Portion of said premises lying within the southeast quarter of the northwest quarter of said Section

4. Any question that may arise due to shifting and changing in the course, boundaries or high water line of unnamed creek.

5. 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 16, 2019 as Auditor's File No. 201910160098 .

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.

6. Lot certification, including the terms and conditions thereof, recorded December 23, 2020 as Auditor's File No. 202012230012. Reference to the record being made for full particulars. The company makes no determination as to its affects.

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