

When recorded return to:

Jason K. Miller and Rebecca D. Miller
7674 Cedar Park
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4263

Sep 15 2021

Amount Paid \$2725.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620048792

CHICAGO TITLE

020048792

STATUTORY WARRANTY DEED

THE GRANTOR(S) Massingale Enterprises 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 Jason K. Miller and Rebecca D. Miller, a married couple

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

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

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

LTS 6 TO 15, BLK 6, GRASSMERE

Tax Parcel Number(s): P70944 / 4065-006-015-0004

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 10, 2021

Massingale Enterprises LLC

BY: Brian D. Massingale
Brian D. MassingaleState of Washington
County of SkagitI certify that I know or have satisfactory evidence that Brian D. Massingale

I 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 Sole owner of Massingale Enterprise LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: September 15, 2021

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

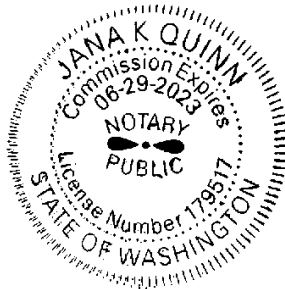


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P70944 / 4065-006-015-0004

LOTS 6 TO 15, BLOCK 6, GRASSMERE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 67, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH VACATED SOUTH 1/2 OF PINE STREET ADJACENT TO SAID LOTS WHICH WOULD ATTACH BY OPERATION OF LAW..

;

ALSO TOGETHER WITH VACATED ALLEY PER ORDINANCE NO. 339 UNDER RECORDING NO. 9603280051 WHICH WOULD ATTACH BY OPERATION OF LAW.

(BEING KNOWN AS LOT 1 OF SKAGIT COUNTY BOUNDARY LINE ADJUSTMENT BY QUIT CLAIM DEED RECORDED UNDER NO. 202108310113)

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 the Plat of Grassmere:

Recording No: 67508

2. Ordinance 399, including the terms, covenants and provisions thereof

Recording Date: March 28, 1996
Recording No.: 9603280051

3. Public or private easements, if any, over vacated portion of said premises.

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Survey:

Recording No: 201212030229

5. Encroachment of building as disclosed by Skagit County Aerial View,
6. Assessments, if any, levied by City of Concrete.
7. City, county or local improvement district assessments, if any.
8. Boundary Line Adjustment by Quit Claim Deed

Recording Date: August 31, 2021
Recording No.: 202108310113