

**When recorded return to:**  
Samuel P. Denny  
3208 Franklin Avenue East  
Seattle, WA 98102

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620049301

**CHICAGO TITLE**  
620049301

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Division Street LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration, as part  
of an IRS 1031 Tax Deferred Exchange  
in hand paid, conveys, and warrants to Samuel P. Denny, an unmarried person and Allyson Sprague,  
an unmarried person

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

LOT 1, SHORT PLAT NO. MV-5-90, APPROVED MAY 29, 1990 AND RECORDED AUGUST 10,  
1990 IN VOLUME 9 OF SHORT PLATS, PAGE 252, UNDER AUDITOR'S FILE NO. 9008100069;  
BEING A PORTION OF TRACT B OF REVISED SHORT PLAT NO. MV-23-76, AND A PORTION  
OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17,  
TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P25559 / 340417-0-027-0105

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5030

Nov 01 2021

Amount Paid \$12455.00

Skagit County Treasurer

By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)Dated: 10/26/21

Division Street LLC

BY: [Signature]  
Joseph D. Woodmansee  
MemberBY: [Signature]  
Kimberly A. Woodmansee  
MemberState of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Joseph D. Woodmansee and Kimberly A. Woodmansee are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Member and Member, respectively, of Division Street LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: OCTOBER 26, 2021

[Signature]  
Name: ALYSSA HUDSON  
Notary Public in and for the State of WA  
Residing at: Aringdon  
My appointment expires: 03.01.2024

NOTARY PUBLIC STATE OF WASHINGTON ALYSSA HUDSON License Number 183699 My Commission Expires 03-01-2024
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**EXHIBIT "A"****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 Short Plat No. MV 23-76:

Recording No: 847555

2. 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 Short Plat No. MV 5-90:

Recording No: 9008100069

3. Standard participation contract certificate of payment and release of sewer connection charge and the terms and conditions thereof:

Recording Date: February 11, 1991

Recording No.: 9102110021

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

Granted to: Puget Sound Power & Light Company, a Washington corporation

Purpose: Electric transmission and/or distribution lines

Recording Date: April 12, 1991

Recording No.: 9104120106

Affects: as described in said instrument

5. 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

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

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."

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. Assessments, if any, levied by City of Mount Vernon.
8. City, county or local improvement district assessments, if any.