

When recorded return to:

Connie J. Talbot and Tracy D. Talbot
626 Stacey Place
Sedro-Woolley, WA 98284

GNW 21-13429

STATUTORY WARRANTY DEED

THE GRANTOR(S) Arbor Glen Estates, LLC, a Washington limited liability company, 901 Metcalf Street, 34, Sedro-Woolley, WA 98284,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Connie J. Talbot and Tracy D. Talbot, wife and husband

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:
Lot 17, Plat of Arbor Glen

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): P134758

Dated: November 2, 2021

Arbor Glen Estates, LLC, a Limited Liability Company

By: [Signature]
Robert H. Ruby

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-5155
Nov 09 2021
Amount Paid \$6765.00
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 21-13429-KH

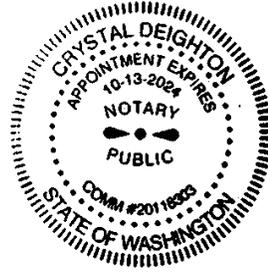
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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Robert H. Ruby 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 manager of Arbor Glen Estates, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 02 day of November, 2021

Crystal Deighton
Signature
Notary
Title



My appointment expires: 10-13-2024

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 626 Stacey Place, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P134758

Property Description:

Lot 17, "PLAT OF ARBOR GLEN" as per plat recorded June 24, 2019 under Auditor's File No. 201906240188, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Statutory Warranty Deed
LPB 10-05

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EXHIBIT B

21-13429-KH

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

2. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

3. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

4. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

5. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

6. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

9. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded 7/19/2010, as Auditor's File No. 201007190112.

10. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded 05/21/2018, as Auditor's File No. 201805210144.

11. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion

or national origin executed by Granite Holdings, LLC, recorded 06/24/2019 as Auditor's File No. 201906240189.

Statutory Warranty Deed
LPB 10-05

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Above covenants, conditions and restrictions were amended on April 6, 2020, by Auditor's File No. 202004060129.

12. 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 Plat of Arbor Glen recorded 06/24/2019 as Auditor's File No. 201906240188.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

13. Any tax, fee, assessments or charges as may be levied by Arbor Glen Owners Association.