

When recorded return to:

Forrest Cal Nurmi
12025 Bayhill Drive
Burlington, WA 98233

GNW 21-13311

STATUTORY WARRANTY DEED

THE GRANTOR(S) Delta Properties, LLC, a Washington Limited Liability Company, 13470 D'Arcy Road, Bow, WA 98232,

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

in hand paid, conveys, and warrants to Forrest Cal Nurmi, a single man

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 4, SP No. 97-0017, being a PTN. of Gov. Lots 2 and 3, 19-35N-3E

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): P111998

Dated: November 18, 2021

Delta Properties, LLC, a Washington Limited Liability Company

By: *Daniel Peth*
Daniel Peth, Manager

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5311

Nov 19 2021

Amount Paid \$10141.00

Skagit County Treasurer

By Lena Thompson Deputy

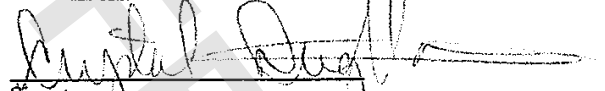
Statutory Warranty Deed
LPB 10-05

Order No.: 21-13311-KH

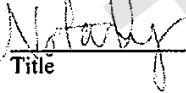
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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Daniel Peth 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 Delta Properties, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 18 day of October, 2021

Signature



Title

My appointment expires: 10-13-2024

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 9675 Bay View- Edison Road, Bow, WA 98232
Tax Parcel Number(s): P111998

Property Description:

Lot 4, Skagit County Short Plat No. 97-0017, approved August 20, 1997 and recorded August 29, 1997, in Volume 13 of Short Plats, pages 32 and 33, records of Skagit County, Washington; being a portion of Government Lots 2 and 3, Section 19, Township 35 North, Range 3 East, W.M.,

EXCEPT the South 30.00 feet of said Lot 4 of Short Plat No. 97-0017, as measured perpendicular to the South line of said Lot 4 of said Short Plat No. 97-0017.

Situate in the County of Skagit, State of Washington.

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EXHIBIT B

21-13311-KH

1. Reservations, provisions and/or exceptions contained in instrument executed by John Weyrich and LaVina Weyrich, his wife, recorded June 22, 1955 as Auditor's File No. 519807.

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

2. 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 short plat named Short Plat No. 97-0017 recorded August 29, 1997 as Auditor's File No. 9708290092.

3. 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 Record of Survey for Chris J. Johnson recorded June 29, 2011 as Auditor's File No. 201106290107.

4. 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 in Government Lot 3 recorded June 3, 2008 as Auditor's File No. 200806030078.

5. Regulatory notice/agreement regarding Native Growth Protection Area Easement that may include covenants, conditions and restrictions affecting the subject property, recorded August 29, 1997 as Auditor's File No. 9708290093.

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. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded May 30, 2008 under Auditor's File No. 200805300145.

7. Easement, affecting a portion of subject property for the purpose of water, power, cable, sewer and appurtenant facilities including terms and provisions thereof granted to Leatherwood Trust recorded April 26, 2012 as Auditor's File No. 201204260041.

Amended by document recorded May 25, 2012 under Auditor's File No. 201205220056.

8. Easement, affecting a portion of subject property for the purpose of ingress and egress including terms and provisions thereof granted to Padilla Bay LLC et al. recorded April 30, 2012 as Auditor's File No. 201204300051.

9. Regulatory notice/agreement regarding Lot Certification that may include covenants, conditions and restrictions affecting the subject property, recorded May 5, 2020 as Auditor's File No. 202005050049.

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

Statutory Warranty Deed
LPB 10-05

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. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Delta Properties, LLC, recorded 11/19/2021 as Auditor's File No. 202111190048.

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.