

When recorded return to:

Taylor Shae Kerrin and Sage Scott Kerrin
629 Stacey Place
Sedro-Woolley, WA 98284

GNW 21-14016

STATUTORY WARRANTY DEED

THE GRANTOR(S) Arbor Glen Estates, LLC, a Washington Limited Liability Company, 901 Metcalf Street,
Sedro-Woolley, WA 98284,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Taylor Shae Kerrin and Sage Scott Kerrin, a married couple

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 1, 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): P134742

Dated: December 20, 2021

Arbor Glen Estates, LLC, a Washington Limited Liability Company

By: [Signature]
Robert H. Ruby, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2022-50
Jan 05 2022
Amount Paid \$6643.40
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 21-14016-KH

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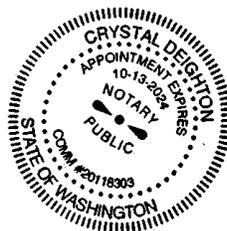
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 28 ^{December 2021} day of January, 2022 by Robert H. Ruby as Member of
Arbor Glen Estates, LLC

[Handwritten Signature]
Signature

[Handwritten Title]
Title

My appointment expires: 10-13-2024



UNOFFICIAL DOCUMENT

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 629 Stacey Place, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P134742

Property Description:

Lot 1, "PLAT OF ARBOR GLEN" as per plat recorded June 24, 2019 under Auditor's File No. 201906240188, records of Skagit County, Washington.

EXHIBIT B

21-14016-KH

1. 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 July 19, 2010, as Auditor's File No. 201007190112.

2. 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 May 21, 2018, as Auditor's File No. 201805210144.

3. 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 June 24, 2019 as Auditor's File No. 201906240189.

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

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 Plat of Arbor Glen recorded June 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".