



202202070097

02/07/2022 03:01 PM Pages: 1 of 6 Fees: \$208.50
Skagit County Auditor

201809140073

09/14/2018 01:45 PM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

When recorded return to:
Malachi J. Fields and Amy L. Fields
23547 Mosier Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2022.445
FEB 07 2022

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018.4087
SEP 14 2018

Amount Paid \$ 0
Skagit Co. Treasurer
Deputy

Amount Paid \$ 8,531.20
By *mm* Skagit Co. Treasurer
Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
020035322

Escrow No.: 620035322

RE RECORD TO COLLECT
LEGAL

STATUTORY WARRANTY DEED

THE GRANTOR(S) Property Trio LLC, a Washington limited liability company and Heather Schuh and Brandon Schuh, Husband and wife for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Malachi J. Fields and Amy L. Fields, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
SKAGIT COUNTY SHORT CARD NO. PL-16-0146, approved on March 23, 2017, recorded on April 3, 2017, under Auditor's File No. 201703270114, records of Skagit County, Washington, being a portion of the Southwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 1, Township 35 North, Range 4 East, W.M.

EXCEPT Lot 1, Reserve Area 1 and Septic Area 1.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P133643 / 350401-4-013-0002, P133644 / 350401-4-013-0003, P133645 / 350401-4-013-0004, P133646 / 350401-4-013-0005,

Subject to:

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

Statutory Warranty Deed (LPB 10-05)
WA0000816.doc / Updated: 10.12.17

WA-CT-FNRV-02150.620019-620035322

EXCEPT LOT 1, AREA KNOWN AS SEPTIC AREA 1, AREA KNOWN AS SEPTIC AREA 2"

STATUTORY WARRANTY DEED
(continued)

Dated: September 11, 2018

Property Trio LLC

B: [Signature]
Heather Noel Schuh
Manager

State of WASHINGTON
County of Skagit

I certify that I know or have satisfactory evidence that Heather Noel Schuh

is/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 Manager of Property Trio LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: September 13, 2018

[Signature]
Name: Lourea L. Garka
Notary Public in and for the State of wa
Residing at: Arlington
My appointment expires: 10/27/2018

LOUREA L. GARKA
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 10-27-2018

Dated: September 13, 2018


Heather Schuh

Brandon Schuh

State of Washington
County of _____

I certify that I know or have satisfactory evidence that Brandon Schuh is the person(s) who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument for the uses and purposes mentioned in the instrument.

Dated: _____



Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Heather Schuh is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath state that she was authorized to execute the instrument for the uses and purposed mentioned in the instrument.

Dated: 9/13/18

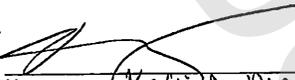

Name: Kellia Mayo
Notary Public in and for the State of WA
Residing at: Sedro Woolley
My appointment expires: 6/19/21

EXHIBIT "A"
Exceptions
(continued)

1. Exceptions and Reservations contained in instrument from the Wolverine Company including the terms, covenants and provisions thereof

Recording Date: June 15, 1908
Recording No.: Volume 74 of Deeds, page 71

Excepting, however, from the operation of this deed and reserving unto the party of the first part, its successors and assigns, all mineral and mineral oils, in, or under any of said lands, whether said mineral or mineral oils are now known, or shall hereafter be discovered without, however, any right of the party of the first part, its successors and assigns in, to or upon the surface of any of said lands.
2. Skagit County Right to Farm Disclosure including the terms, covenants and provisions thereof

Recording Date: May 17, 2013
Recording No.: 201305170105
3. Lot Certification including the terms, covenants and provisions thereof

Recording Date: August 21, 2013
Recording No.: 201308210002
4. Skagit County Right to Manage Natural Resource Lands Disclosure including the terms, covenants and provisions thereof

Recording Date: September 25, 2015
Recording No.: 201509250117
5. 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 SKAGIT COUNTY SHORT CARD NO. PL-16-0146:

Recording No: 201703270114
6. Lot Certification and the terms and conditions thereof:

Recording Date: March 27, 2017
Recording No.: 201703270115
7. Native Growth Protection Area Critical Site Plan including the terms, covenants and provisions thereof

EXHIBIT "A"

Exceptions
(continued)

Recording Date: March 27, 2017
Recording No.: 201703270116

8. OPERATION-MAINTENANCE & MONITORING REQUIREMENT FOR PROPRIETARY
ONSITE SEWAGE SYSTEMS including the terms, covenants and provisions thereof

Recording Date: August 31, 2017
Recording No.: 201708310105

9. Road Maintenance Agreement including the terms, covenants and provisions thereof

Recording Date: June 29, 2018
Recording No.: 201806290103

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

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary
appurtenances
Recording Date: November 8, 2017
Recording No.: 201711080081
Affects: Tract A of Short Plat

11. Any rights, interests, or claims which may exist or arise by reason of the following matters
disclosed by survey,

Recording Date: April 24, 2018
Recording No.: 201804240025
Matters shown: Encroachment of a fence onto the property to the North by approximately
4.4 feet.

12. City, county or local improvement district assessments, if any.

STATE OF WASHINGTON } ss
COUNTY OF SKAGIT

I, Auditor of Skagit County, State of Washington, do hereby
certify that the foregoing instrument is a true and correct
copy of the original now on file in my office.

IN WITNESS WHEREOF, I hereunto set my hand and seal
of my office the 4th day of February 2022

[Signature]
Auditor

[Signature]
Deputy

