

When recorded return to:
Lihn Thi Milasich
121 North Trail Road
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620051261

Escrow No.: 620051261

STATUTORY WARRANTY DEED

THE GRANTOR(S) Garden Meadows SW, LLC, a Washington limited liability company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Lihn Thi Milasich, a married woman as her separate estate and
Tuat Nguyen and Lien Pham, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 10, PLAT OF GARDEN MEADOWS, ACCORDING TO THE PLAT THEREOF RECORDING
NO. 202106180051, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P135618 / 6088-000-010-0000.

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222081

May 19 2022

Amount Paid \$10942.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 13, 2022

Garden Meadows SW LLC

TLLP LLC, Member of Garden Meadows SW LLC

BY: [Signature]
Paul J. Woodmansee
Co-Manager of TLLP LLC

BY: [Signature]
Timothy M. Woodmansee
Co-Manager of TLLP LLC

State of Washington
County of Snohomish

This record was acknowledged before me on 5-19-22 by Paul J. Woodmansee and Timothy M. Woodmansee as Members of Garden Meadows SW LLC.

[Signature]
(Signature of notary public)

Notary Public in and for the State of WA
Residing at: La Conner
My commission expires: 2-9-23



EXHIBIT "A"
Exceptions

1. 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
Recording Date: February 17, 2021
Recording No.: 202102170161
2. Temporary Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Public Utility District No. 1 of Skagit County
Purpose: Utilities
Recording Date: April 28, 2021
Recording No.: 202104280573
3. Model Home Agreement, including the terms, covenants and provisions thereof
Recording Date: April 29, 2021
Recording No.: 202104290134
4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Survey:
Recording No: 202105050092
Affects: Easterly line
5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Plat of Garden Meadows:
Recording No: 202106180051
6. Covenants, conditions, restrictions and easements 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, source of income,

EXHIBIT "A"

Exceptions
(continued)

gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: June 18, 2021
Recording No.: 202106180052

7. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Garden Meadows SW Homeowners Association
Recording Date: June 18, 2021
Recording No.: 202106180052

8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by Garden Meadows Homeowners Association.
10. Assessments, if any, levied by City of Sedro Woolley.