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05/27/2022 12:25 PM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor, WA

Return Address:
Robert Sutherland
1917 147th St NW
Marysville, WA 98271

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222210

May 27 2022

Amount Paid \$8183.00
Skagit County Treasurer
By Lena Thompson Deputy

GNW 22-15130

SKAGIT COUNTY AUDITOR/RECORDER'S INDEXING FORM

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| DOCUMENT TITLE(S): STATUTORY WARRANTY DEED |
| REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED: N/A |
| GRANTOR(S): SMURKEY TUCK LLC, a Washington Limited Liability Company |
| GRANTEE(S): COGO Inc., a Washington corporation |
| LEGAL DESCRIPTION: (abbreviated i.e. lot, block, plat, section, township, and range) LOTS 12-18, BLK 28, TOWN OF MONTBORNE Full legal description is on Exhibit A of document. |
| ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER: P74631 / 4135-028-018-0001 P74630 |
| The Auditor/Recorder will rely on information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein. |

STATUTORY WARRANTY DEED

THE GRANTOR, SMURKEY TUCK LLC, a Washington Limited Liability Company, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration, does hereby convey and warrant to COGO Inc., a Washington corporation, the following described real estate, situate in the County of Skagit, State of Washington:


See attached **EXHIBIT A**

Subject to: **Matters shown on EXHIBIT B attached hereto.**

DATED: May 25, 2022.

SMURKEY TUCK LLC,
a Washington limited liability company

By: 
Laura B. Baker Wilkinson
Its: Member

By: 
Shannon B. Wilkinson
Its: Managing Member *manages SW MN 5/25/22*

STATE OF WASHINGTON)
COUNTY OF KING) ss.

On this day personally appeared before me Laura B. Baker Wilkinson and Shannon B. Wilkinson, to me known to be the individual(s) described in and who executed the within and foregoing instrument as Members of SMURKEY TUCK LLC, and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal this 25th day of May, 2022.

Notary Public
State of Washington
Michael Neese
Commission No. 204673
Commission Expires 01-11-2023

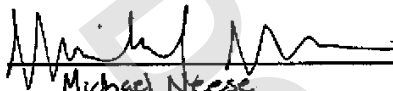

Michael Neese
(Printed Name)
NOTARY PUBLIC in and for the State of
Washington, residing at King County
My Commission Expires: 1-11-2023

EXHIBIT A**LEGAL DESCRIPTION****PARCEL "A":**

Lots 12 and 13, Block 28, Plat of the Town of Montborne, according to the Plat thereof recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington; EXCEPT that portion thereof, if any lying within logging railroad right-of way conveyed to the Nelson-Neal Lumber Company by deed dated March 28, 1936, and recorded April 7, 1936, in Volume 169 of Deeds, page 243, under Auditor's File No. 277827, records of Skagit County, Washington;

ALSO EXCEPT that portion, if any, lying within Montborne Road No. 0450.

Situate in Skagit County, Washington.

PARCEL "B":

Lots 14 through 18, Block 28, Plat of the Town of Montborne, according to the plat thereof recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington. EXCEPT that portion thereof, if any, lying within logging railroad right-of way conveyed to the Nelson-Neal Lumber Company by deed dated March 28, 1936, and recorded April 7, 1936, in Volume 169 of Deeds, page 243, under Auditor's File No. 277827, records of Skagit County, Washington;

ALSO EXCEPT that portion, if any, lying within Montborne Road No. 0450.

Situate in Skagit County, Washington.

EXHIBIT B**PERMITTED EXCEPTIONS**

- 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.
- 5 Easements, claims of easement or encumbrances which are not shown by the public records.
- 6 Any trust, right, interest or claim that may exist, arise, or be asserted against the Title under or pursuant to the Perishable Agricultural Commodities Act of 1930, as amended, 7 U.S.C. 499a, et seq., the Packers and Stockyard Act of 1921, as amended, 7 U.S.C. 181, et seq., or any similar state or federal law.
- 7 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 the Town of Montborne recorded May 21, 1890 as Auditor's File No. Volume 2 of Plats, page 80.

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".
- 8 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 recorded March 14, 1994 as Auditor's File No. 9403140070.
- 9 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 recorded October 29, 2007 as Auditor's File No. 200710290098.

Matters disclosed in the above stated record of survey include, but are not limited to, encroachment of a house, driveway and fence in the Southeasterly portion of Parcel B.

- 10 Reservations, provisions and/or exceptions contained in instrument executed by Martin L. Johnson and Florence Johnson, husband and wife, recorded May 4, 1966 as Auditor's File No. 682367 and 682368.
- "[...]Reserving unto grantors the water rights affecting Block 28[...]"
- 11 Agreement, affecting subject property, regarding sewer service and the terms and provisions thereof between Skagit County Sewer District No. 2 and Tore Dybfest and Dianna L. Dybfest, husband and wife, recorded March 9, 1984 as Auditor's File No. 8403090025.
- The above stated instrument has been modified and/or amended by instrument recorded May 10, 1984 under Auditor's File No. 8405100046.
- 12 Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts disclosed by the Survey prepared by Site Surveying, Inc., dated 4/17/2018, Order No: 18168