

**When recorded return to:**

1019 Curtis St. Sedro-Woolley LLC, A Washington  
Limited Liability Company  
17340 NE 195th Street  
Woodinville, WA 98072

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

**CHICAGO TITLE COMPANY**  
**500133575**

Escrow No.: 500133575

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Grandview North, LLC, A Washington Limited Liability Company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration and as  
part of an IRC section 1031 Exchnage  
in hand paid, conveys, and warrants to 1019 Curtis St. Sedro-Woolley LLC, A Washington Limited  
Liability Company

the following described real estate, situated in the County of Skagit, State of Washington:

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

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

Lot(s): 23, Trowbirdge, Parcel B Survey 200709200070

Tax Parcel Number(s): P77368 / 4175-000-023-0004

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20222539

Jun 17 2022

Amount Paid \$216305.00

Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 14, 2022

Grandview North, LLC, A Washington Limited Liability Company

BY: [Signature]  
Scott Wammack  
Managing Member

State of WA  
County of Snohomish

This record was acknowledged before me on 6/15/22 by  
Scott Wammack

as Managing Member of  
Grandview North, LLC

[Signature]  
(Signature of notary public)  
Notary Public in and for the State of WA  
My commission expires: 8/29/23



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P77368 / 4175-000-023-0004**

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Lot 23, TROWBRIDGE ADDITION TO THE TOWN OF SEDRO WOOLLEY, according to the plat thereof recorded in Volume 3 of Plats, page 33, records of Skagit County, Washington.

TOGETHER WITH the following described "Tract X";

Tract X

The East Half of the South One-Fifth of the North Half, and the East Half of the North One-Fifth of the South Half of the Southwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 24, Township 35 North, Range 4 East of the Willamette Meridian, less a strip of land 10 feet wide off the West side reserved for street purposes.

EXCEPT the West 70.50 feet of the South 111.55 feet of the above described Tract X:

Situated in Skagit County, Washington

**EXHIBIT "B"**  
Exceptions

1. 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 BOUNDARY LINE ADJUSTMENT SURVEY:

Recording No: 200709200070

Affidavit of Minor Correction of Survey recorded under Auditor's File No. 200709240135

2. Quit Claim Deed for Change in Identity and Declaration of Easement and Covenants including the terms, covenants and provisions thereof

Recording Date: October 1, 2007  
Recording No.: 200710010175

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

Granted to: Puget Sound Energy, Inc.  
Recording Date: August 6, 2021  
Recording No.: 202108060096

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

Granted to: Comcast Cable Communications Management, LLC  
Purpose: Broadband communications system  
Recording Date: October 20, 2021  
Recording No.: 202110200121

5. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land

**EXHIBIT "B"**

**Exceptions  
(continued)**

operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

6. Assessments, if any, levied by Sedro Woolley.
7. City, county or local improvement district assessments, if any.