

202301130007

01/13/2023 09:42 AM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor, WA

When recorded return to:
Patrick Floyd and Kathleen Floyd
18504 87th Ave SE
Snohomish, WA 98296

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20235179

Jan 13 2023

Amount Paid \$6325.00

Skagit County Treasurer

By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE COMPANY
620053297

Escrow No.: 245454692

STATUTORY WARRANTY DEED

THE GRANTOR(S) Oasis Investments LLC, a Washington limited liability company and Whatcom's Best Construction LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration
in hand paid, conveys, and warrants to Patrick Floyd and Kathleen Floyd, a married couple

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

LOT 17, PLAT OF GAGES CIRCLE, ACCORDING TO THE PLAT THEREOF RECORDED
UNDER AUDITOR'S FILE

NO. 200102130017, 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): P117830 / 4774-000-017-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: January 5, 2023

Oasis Investments LLC

BY: *Charles P. Vogel*
Charles P. Vogel
Chief Executive Manager

Whatcom's Best Construction LLC

BY: *Arturo Torres*
Arturo Torres
Manager

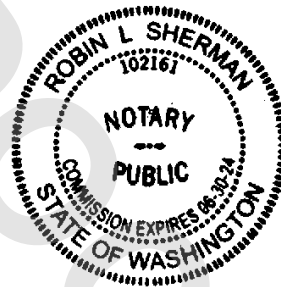
BY: *Francisco Torres*
Francisco Torres
Manager

State of wa

County of whatcom

This record was acknowledged before me on January 9, 2023 by Charles P. Vogel as Chief Executive Manager of Oasis Investments LLC.

Robin L Sherman
(Signature of notary public)
Notary Public in and for the State of wa
My appointment expires: 6-30-2024



State of wa

County of Whatcom

This record was acknowledged before me on January 9, 2023 by Arturo Torres and Francisco Torres as Manager and Manager, respectively, of Whatcom's Best Construction LLC.

Robin L Sherman
(Signature of notary public)
Notary Public in and for the State of wa
My appointment expires: 6-30-2024

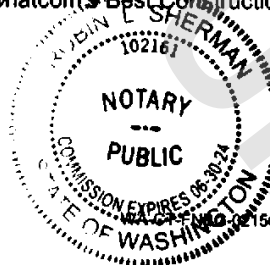


EXHIBIT "A"
Exceptions

1. 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 the Plat of Burlington Acreage Property:
Recording No: Volume 1, Page 49
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Energy, Inc., a Washington corporation
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: November 14, 2000
Recording No.: 200011140036
Affects: Portion of said premises
3. 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 the Plat of Gages Circle:
Recording No: 200102130017
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: 201205170052

EXHIBIT "A"**Exceptions
(continued)**

5. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. 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 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."
8. Right, Title, and Interest of Jon A. Warren, as a party in possession.