

202301250050

01/25/2023 02:27 PM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor, WA

When recorded return to:

Matthew John Shaw
19321 46th Ave W #3
Lynnwood, WA 98036

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20235288

Jan 25 2023

Amount Paid \$2725.00

Skagit County Treasurer

By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

CHICAGO TITLE COMPANY
500139880

Escrow No.: 500139880

STATUTORY WARRANTY DEED

THE GRANTOR(S) Intent Rei 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 Matthew John Shaw, an unmarried person

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

PARCEL A:

LOT 3 AND THE EAST 1/2 OF LOT 4, BLOCK 7, ROCKPORT WN., AS PER PLAT RECORDED
IN VOLUME 3 OF PLATS, PAGE 79, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL B:

W 1/2 OF LOT 4 ALL LOT 5, BLOCK 7, ROCKPORT WN., AS PER PLAT RECORDED IN
VOLUME 3 OF PLATS, PAGE 79, 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): P75189 / 4146-007-004-0008, P75190 / 4146-007-005-0007

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: January 12, 2023

Intent Rei LLC, a Washington Limited Liability Company

BY: *Vasily Stepin*
Vasily Stepin
Member

State of Washington
County of Pierce

This record was acknowledged before me on 1/12/23 by
VASILY STEPIN

as Member of
Intent Rei LLC, a Washington Limited Liability Company.

Condry Robbins II
(Signature of notary public)
Notary Public in and for the State of Washington.
My commission expires: 10/23/2023

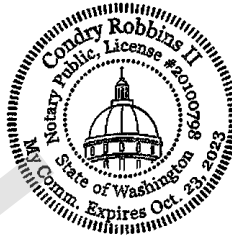


EXHIBIT "A"
Exceptions

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 Rockport WN:

Recording No: 74041

2. Resolution No. 1470 and the terms and conditions thereof:

Recording Date: February 10, 1989
Recording No.: 8902100043

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. City, county or local improvement district assessments, if any.
5. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.
6. 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."

7. Plat Lot Record Certification

Recording Date: January 18, 2023
Recording No.: 202301180005