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04/17/2023 03:33 PM Pages: 1 of 3 Fees: \$205.50  
Skagit County Auditor, WA

WHEN RECORDED RETURN TO:

Name: Gerard Michael Dion  
Address: 1318 Railroad Avenue  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20236160

Apr 17 2023

Amount Paid \$7445.00  
Skagit County Treasurer  
By Lena Thompson Deputy

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Escrow Number: 813853RT  
Filed for Record at Request of: *Rainier Title, LLC*  
208624-LT

**STATUTORY WARRANTY DEED**

THE GRANTOR(S), Modern Investments LLC, a Washington Limited Liability Company, for and in consideration of Ten dollars and Zero cents (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Gerard Michael Dion, a married person, as a separate estate the following described real estate, situated in the County of Skagit, State of Washington:

**Tract 5, "PLAT OF BUTLER ADDITION TO SEDRO WOOLLEY," as per plat recorded in Volume 9 of Plats, page 100, records of Skagit County, Washington.  
Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.**

**Situate in the County of Skagit, State of Washington.**

Abbreviated Legal: Tract 5, Butler Add. to Sedro Woolley

**Subject to: See attached Exhibit A, which is made a part hereof by this reference.**

Tax Parcel Number(s): 4153-000-005-0002/P76315

Dated: April 10, 2023

*This page is attached to and made a part of the Statutory Warranty Deed*

PL 2  
Paul Lee, a sole member

STATE OF ~~Washington~~ Arizona  
COUNTY OF ~~Stagit~~ Maricopa

This record was acknowledged before me on 04.12.2023 by Paul Lee, sole member and as CP Modern Investments LLC, a Washington Limited Liability Company.

Carol Palmer  
Name: CAROL PALMER  
My Commission Expires: 12/11/2024



**Exhibit A**

**Subject To:**

1. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: Butler Addition to Sedro-Woolley  
Recorded: July 14, 1970  
Auditor's No.: 741154

2. Payment of the real estate excise tax, if required.  
Effective January 1, 2020, pursuant to ESSB 5998, Chapter 424, Laws of 2019, sales of real property in Washington are subject to graduated REET rates, with the exception of sales of real property classified as either "agricultural land" or "timberland," which remain subject to a REET rate of 1.28%.  
The local portion of REET must be added to the total of the state portion to calculate the total tax.  
An additional \$5.00 State Technology Fee should be included in all excise tax payments. If the transaction is exempt, an additional \$5.00 Affidavit Processing Fee is required.  
Any conveyance document must be accompanied by the official Washington State Excise Tax Affidavit . Any applicable excise tax must be paid, and the submitted affidavit approved at the time of recording of conveyance documents. Note: Real Estate Excise Tax Affidavits must be printed as legal-size forms.

3. General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Tax Account No./Property ID No.: 4153-000-005-0002/P76315  
Total Assessed: \$307,000.00  
Year: 2023  
Amount Billed: \$2,712.50  
Amount Paid: \$0.00  
Balance: \$2,712.50

Prior to the close of escrow, please contact the County Treasurer's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and/or delinquencies.

4. Municipal assessments and impact fees, if any, levied by City of Sedro-Woolley.

5. Rights or claims of tenants in possession due to unrecorded leasehold interests and/or rental agreements, if any.

**End of Exhibit A**