202405230043
05/23/2024 03:34 PM Pages: 1 of 3 Fees: $305.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

When recorded return to:

Wyatt Colton Selander and Jennifer Sophie Schlemminger
1705 Marshall Avenue
Enumclaw, WA 98022

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20240705
May 23 2024
Amount Paid $5325.00
Skagit County Treasurer
By BELEN MARTINEZ Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 24-20611-KH

THE GRANTOR(S) **Heritage Construction Group, LLC, a Washington Limited Liability Company**, 317 South 2nd Street, No. 147, Mount Vernon, WA 98273,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Wyatt Colton Selander and Jennifer Sophie Schlemminger, a married couple**

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

Lots 1 and 2, Block 2, CROFOOT'S FIRST ADDITION TO THE TOWN OF CONCRETE, as per plat recorded in Volume 3 of Plats, page 88, records of Skagit County, Wessington.

Situate in the County of Skagit, State of Washington.

Abbreviated legal description: Property 1:
Lots 1 & 2, Block 2, CROFOOT'S FIRST ADDITION TO THE TOWN OF CONCRETE

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Tax Parcel Number(s): P70747/4058-002-002-0007

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Dated: 05/17/2024

Heritage Construction Group, LLC, a Washington Limited Liability Company

By: Nan Darbous Marthaller
Nan Darbous Marthaller, Managing Member 05/17/2024

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 17th day of May, 2024 by Nan Darbous Marthaller, Managing Member of Heritage Construction Group, LLC.

Eleanor Romero
Signature

Notary
Title

My commission expires: 6/23/25

ELEANOR ROMERO
APPOINTMENT EXPIRES June 23, 2025
NOTARY PUBLIC
COMM # 193269
STATE OF WASHINGTON

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EXHIBIT A

24-20611-KH

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

2. 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.

3. 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.

4. Easements, claims of easement or encumbrances which are not shown by the public records.

5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

6. (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.

7. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

8. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

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 Crofoot's First Addition to the Town of Concrete recorded September 7, 1910 as Auditor's File No. Vol 3 of Plats, Page 88.

End of Exhibit A