

When recorded return to:

James William Hartley and Debra J. Conner
17853 Maiben Road
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20241111

Jun 26 2024

Amount Paid \$18640.00

Skagit County Treasurer

By Lena Thompson Deputy

GNW 24-20277-TB

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sterling Hill L.L.C., a Washington Limited Liability Company, ,

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

in hand paid, conveys, and warrants to James William Hartley and Debra J. Conner, a married couple

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Ptn. NE 25-35-3E

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 "B"
attached hereto

Tax Parcel Number(s): P34801/ 350325-1-006-0009

Dated: June 25, 2024

Sterling Hill L.L.C., a Washington Limited Liability Company

By: [Signature]
Anthony "Tony" Wisdom, Chief Executive Officer/ Manager

Statutory Warranty Deed
LPB 10-05

Order No.: 24-20277-TB

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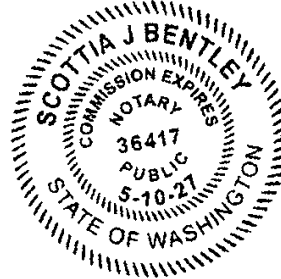
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 25th day of June, 2024 by Anthony "Tony" Wisdom, Chief Executive Officer/ Manager of Sterling Hill L.L.C..

Scottia J Bentley
Signature

Notary
Title

My commission expires: 05/11/27



Statutory Warranty Deed
LPB 10-05

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EXHIBIT A
LEGAL DESCRIPTION

Property Address: 17853 Maiben Road, Burlington, WA 98233
Tax Parcel Number(s): P34801/ 350325-1-006-0009

Property Description:

That portion of Southeast 1/4 of the Northeast 1/4 of Section 25, Township 35 North, Range 3 East W.M., described as follows:

Commencing at the Southeast corner of the above described subdivision;

Thence N 86°54'42" W along the South line of said subdivision, a distance of 610.58' to the TRUE POINT OF BEGINNING;

Thence N 1°16'35" E, a distance of 327.87 feet;

Thence N 89°09'21" W, a distance of 280.00 feet;

Thence S 4°22'50" W, a distance of 316.82 feet to a point on the South line of said subdivision;

Thence S 86°54'42" E along the South line of said subdivision, a distance of 297.30 feet to the TRUE POINT OF BEGINNING;

EXCEPT County road and drainage ditch rights of ways;

Situate in the County of Skagit, State of Washington.

EXHIBIT B

24-20277-TB

9. Easement, affecting a portion of subject property for the purpose of lay and maintain a 12 inch underground tile drain including terms and provisions thereof granted to Drainage District No. 14 of Skagit County recorded on December 21, 1927 as Auditor's File No. 209457

10. Lot certification, including the terms and conditions thereof, recorded on October 27, 2006 as Auditor's File No. 200610270069. Reference to the record being made for full particulars. The company makes no determination as to its affects.

11. Title notification that the subject property is adjacent to property designated Special Flood Hazard Area lands by Skagit county recorded on May 10, 2007 as Auditor's File No. 200705100170. Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

12. Title notification that the subject property is adjacent to property designated Designated Natural Resource Lands lands by Skagit county recorded on May 10, 2007 as Auditor's File No. 200705100171. Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

13. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded on December 29, 2023 under Auditor's File No. 202312290078.

14. Regulatory notice/agreement regarding septic service contract that may include covenants, conditions and restrictions affecting the subject property recorded on August 13, 2007 as Auditor's File No. 200708130201.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

15. 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 Record of Survey recorded on January 24, 2024 as Auditor's File No. 202401240044.