

When recorded return to:

DHALIO ENTERPRISES LLC
207 Carter Street
Sedro-Wolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20242137

Sep 13 2024

Amount Paid \$15970.00
Skagit County Treasurer
By BELEN MARTINEZ Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 24-21357-TB

Section 19, Township 35 North, Range 5 East - NE NW
P39813/350519-0-188-0007

THE GRANTOR(S) 207 CARTER, LLC, a Washington Limited Liability Company, 207 Carter Street, Sedro-Wolley, WA 98284,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to DHALIO ENTERPRISES LLC, a Washington Limited Liability Company

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

That portion of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 19, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at a point on the North line of the above said subdivision, 1,640.5 feet East of the Northwest corner of said Section 19;
thence South $0^{\circ}03'$ East parallel to the West line of said Section 19 to a point which is 135 feet North of the North line of State Highway, as said Highway existed on June 11, 1971, and the true point of beginning of this description;
thence South $0^{\circ}03'$ East, 135 feet to the North line of said State Highway;
thence North $52^{\circ}59'$ East along the North line of said State Highway, 130.88 feet;
thence North $0^{\circ}03'$ West, 59 feet;
thence West parallel to the North line of Section 19, a distance of 104 feet, more or less, to the true point of beginning,

EXCEPT public roads,

AND EXCEPT any portion thereof lying within the East 580 feet of the Northwest $\frac{1}{4}$ of said Section 19.

TOGETHER WITH that portion of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 19, Township 35 North, Range 5 East, W.M., described as follows:

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Beginning at a point on the North line of said Northwest ¼, which point bears South 88°37'00" East (described as being East in adjacent deeds of record), a distance of 1,745.07 feet from the Northwest corner of said Northwest ¼ of Section 19, and bears North 88°37'00" West, a distance of 580.00 feet from the Northeast corner of said Northwest ¼;
thence South 01°20'00" West (described as being South 00°03'00" East in adjacent deeds of record), along a line which is parallel to the West line of said Northwest ¼, a distance of 479.82 feet, more or less, to a point that is North 01°20'00" East a distance of 120.00 feet from the North line of State Highway 20,
said point being the true point of beginning;
thence South 01°20'00" West a distance of 120.00 feet to the North line of said State Highway 20;
thence North 54°20'32" East along the North line of said State Highway 20, a distance 120.00 feet;
thence North 35°39'28" West to a point that is due East of the true point of beginning;
thence West to the true point of beginning.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

Abbreviated legal description: Property 1:
Section 19, Township 35 North, Range 5 East - NE NW

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): P39813/350519-0-188-0007

Dated: 9/13/2024

207 CARTER, LLC, a Washington Limited Liability Company

By: Larry Campbell DVM

Larry Campbell, DVM, Member

By: Celia Campbell

Celia Campbell, Member



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STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 13th day of September, 2024 by Larry Campbell, DVM and Celia Campbell, Members of 207 CARTER, LLC.

Scottia J Bentley
Signature

Notary
Title

My commission expires: 05/10/27



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EXHIBIT A

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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. (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.
4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
5. 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.

(Said Exception will not be included on Extended Coverage Policies)
6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
7. 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.

(Said Exception will not be included on Extended Coverage Policies)
8. 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.

(Said Exception will not be included on Extended Coverage Policies)
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 Survey recorded on January 24, 1985 as Auditor's File No. 8501240016.
10. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded on May 27, 2010 under Auditor's File No. 201005270065.
11. 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 Survey recorded on April 5, 2010 as Auditor's File No. 201004050170.
12. **WAIVER OF PROTEST REGARDING ULID/LID WITHIN THE CITY OF SEDRO-WOOLLEY
AND THE TERMS AND CONDITIONS THEREOF:**

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Between: Larry J. Campbell and Celia M. Campbell, husband and wife

And: City of Sedro-Woolley, a Municipal Corporation

Recorded: March 8, 2012

Auditor's No.: 201203080061

13. 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 Survey recorded on September 11, 2017 as Auditor's File No. 201709110228.

14. 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 Survey recorded on February 7, 2020 as Auditor's File No. 202002070076.

End of Exhibit A

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