

When recorded return to:

Ilya Melnik
im Construction LLC
1809 Lindsay Loop
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20243298

Dec 17 2024

Amount Paid \$6405.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620057355

CHICAGO TITLE

620057355

STATUTORY WARRANTY DEED

THE GRANTOR(S) Emily Griffin, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to im Construction LLC, a Washington limited liability company

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

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

Abbreviated Legal: (Required if full legal not inserted above.)

LT 18, SARATOGA PASSAGE VIEW C.A.R.D., PL 06-010, REC NO. 200906100089

Tax Parcel Number(s): P130341 / 4986-000-018-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 12/13/2024

Emily Griffin
Emily Griffin

State of Washington

County of Skaagit

This record was acknowledged before me on 12/13/24 by Emily Griffin.

Allison M Summers
(Signature of notary public)

Notary Public in and for the State of WA

My commission expires: 04-09-25



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P130341 / 4986-000-018-0000

LOT 18, SARATOGA PASSAGE VIEW C.A.R.D., PL 06-0107, APPROVED APRIL 14, 2009,
RECORDED JUNE 10, 2009 UNDER AUDITOR'S FILE NO. 200906100089 AND AS PER
"AFFIDAVIT OF MINOR CORRECTION OF SURVEY" RECORDED AUGUST 28, 2009 UNDER
AUDITOR'S FILE NO. 200908280052, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Road easements, including the terms and provisions thereof, if any, that survived the expiration of the "Timber Cutting Right Contract" attached to those certain deeds recorded December 18, 1989 as

Recording No.: 8912180016
Recording No.: 8912180020
Recording No.: 8912180094
2. Reservation contained in deed:

Recording Date: December 18, 1989
Recording No.: 8912180020
Recording No.: 8912180094
Regarding: Road easements
Affects: Roadways and other property
3. Agreement and the terms and conditions thereof:

Recording Date: June 19, 1989
Recording No.: 8906190004
Regarding: Roadways and other property

Said document is vague as to which Scott Paper owned properties it applies to, nor did the Company find any specific documents amending it.
4. "Public Water System" rights, if any, as disclosed by a map attached to Recording No. 8912180094.
5. Easement and Agreement, including the terms and provisions thereof

Grantee: Various parties
Recorded: August 14, 1912
Recording No.: 92505
Purpose: Community water lines
Area Affected: An undisclosed portion of the subject property and other property

Said Agreement provides for an Association with the power to levy assessment.
6. Reservations and/or exceptions contained in deed

Executed by: Ole Sande and wife
Recorded: February 8, 1918
Recording No.: 123618, Vol. 109 of Deeds, page 432
As Follows:

EXHIBIT "B"

Exceptions
(continued)

A non-exclusive easement for road purposes over and across a 16 foot wide portion of the Northwest 1/4 of the Northwest 1/4 of Section 9, Township 33 North, Range 4 East, W.M..

7. 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 Skagit County Short Plat No. 151-79:

Recording No: 8011180061

8. Sixteen (16) foot wide right(s)-of-way including the terms and provisions therein evidenced of record by the following described documents:

Recording No.: 123618

Recording No.: 551063

and Judgment entered in Skagit County Cause No. 37957.

9. Lot Certifications and the terms and conditions thereof:

Recording Date: October 4, 2006

Recording No.: 200610040060

Recording No.: 200610040061

Recording No.: 200610040062

Recording No.: 200610040063

Recording No.: 200610040064

Recording No.: 200610040065

Recording No.: 200610040066

Recording No.: 200610040067

Regarding : Eligibility for conveyance and/or development

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.

Purpose: Electric transmission and/or distribution line, together with necessary appurtenances

Recording Date: March 18, 2008

Recording No.: 200803180090

11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company

EXHIBIT "B"**Exceptions
(continued)**

Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: March 18, 2008
 Recording No.: 200803180091
 Affects: Roadway and 10 feet of all lots parallel with and adjacent to roadways

12. 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 Saratoga Passage View C.A.R.D. PL-06-0107:

Recording No: 200906100089
 Affidavit of minor correction of survey recorded under
 Recording No. 200908280052

13. Plat Lot of Record Certification and the terms and conditions thereof:

Recording Date: June 10, 2009
 Recording No.: 200906100090

14. Memorandum of Understanding and the terms and conditions thereof:

Recording Date: June 10, 2009
 Recording No.: 200906100091
 Regarding: "Plan to improve Sandy & Johnson Creek"

15. Open Space Protected Area Easement and the terms and conditions thereof:

Recording Date: June 10, 2009
 Recording No.: 200906100092

16. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: June 10, 2009
 Recording No.: 200906100093

EXHIBIT "B"Exceptions
(continued)

17. Statement of Mineral Claim and the terms and conditions thereof

Recording Date: March 18, 2009
Recording No.: 200903180040

18. Forest Management Plan and the terms and conditions thereof

Recording Date: June 10, 2009
Recording No.: 200906100094

19. Water Service Contract and the terms and conditions thereof

Recording Date: December 7, 2010
Recording No.: 201012070025

20. Matters contained in that certain document

Entitled: Access and Utility Easement
Dated: October 25, 2012
Executed by: Victor Benson and Linda Benson
Recording Date: October 25, 2012
Recording No.: 201210250095
Which provides for among other things: Easement for access and utilities

Reference is hereby made to said document for full particulars.

21. Resolution No. 2257-17, including the terms, covenants and provisions thereof

Recording Date: January 17, 2018
Recording No.: 201801170041

22. 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.

EXHIBIT "B"**Exceptions
(continued)**

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."

23. City, county or local improvement district assessments, if any.
24. Assessments, if any, levied by Public Utility District No. 1 of Skagit County.