

202504240072

04/24/2025 02:50 PM Pages: 1 of 7 Fees: \$309.50
Skagit County Auditor, WA

When recorded return to:
Scott T. Wammack
Grandview Homes, LLC
PO Box 159
Arlington, WA 98223

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20251229
Apr 24 2025
Amount Paid \$12410.00
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.: 620058410

CHICAGO TITLE

Le 20058410

STATUTORY WARRANTY DEED

THE GRANTOR(S) Fifteen For Two LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Grandview Homes, 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.)

LTS A-D, BLA SURVEY, REC# 201702150081; BEING PTN LOTS 23 AND 24, BLK 5,
SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITION

Tax Parcel Number(s): P72722 / 4089-005-024-0007, P72723 / 4089-005-024-0106, P133623 /
4089-005-024-0105, P133618 / 4089-005-024-0006

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 4/17/25

Fifteen For Two LLC

BY: [Signature]
Adam Braddock
Manager

State of Washington
County of Snohomish

This record was acknowledged before me on 4/17/2025 by Adam Braddock as
Manager of Fifteen For Two LLC.

[Signature]
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 9.19.25

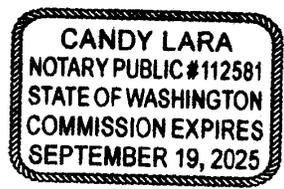


EXHIBIT "A"
Legal Description

**For APN/Parcel ID(s): P72722 / 4089-005-024-0007, P72723 / 4089-005-024-0106, P133623 /
4089-005-024-0105 and P133618 / 4089-005-024-0006**

PARCEL A:

LOT A OF BOUNDARY LINE ADJUSTMENT SURVEY RECORDED FEBRUARY 15, 2017 AS SKAGIT COUNTY RECORDING NUMBER 201702150081; BEING PORTIONS OF LOTS 23 AND 24 IN BLOCK 5 OF "SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITION" AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 7, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL A-1:

TOGETHER WITH A 30-FOOT WIDE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT DELINEATED ON THE FACE OF SAID SURVEY, OVER, ACROSS AND UNDER THE EAST 15 FEET OF LOTS A AND D AND THE WEST 15 FEET OF LOTS B AND C.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:

LOT B OF BOUNDARY LINE ADJUSTMENT SURVEY RECORDED FEBRUARY 15, 2017 AS SKAGIT COUNTY RECORDING NUMBER 201702150081; BEING PORTIONS OF LOTS 23 AND 24 IN BLOCK 5 OF "SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITION" AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 7, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B-1:

TOGETHER WITH THOSE PORTIONS OF VACATED WEST WALNUT STREET AND ABANDONED PACIFIC NORTHWEST TRACTION COMPANY RIGHT-OF-WAY, DELINEATED ON THE FACE OF SAID SURVEY AS LYING WITHIN SAID LOT B.

AND TOGETHER WITH A 30-FOOT WIDE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT DELINEATED ON THE FACE OF SAID SURVEY, OVER, ACROSS AND UNDER THE EAST 15 FEET OF LOTS A AND D AND THE WEST 15 FEET OF LOTS B AND C.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL C:

LOT C OF BOUNDARY LINE ADJUSTMENT SURVEY RECORDED FEBRUARY 15, 2017 AS SKAGIT COUNTY RECORDING NUMBER 201702150081; BEING PORTIONS OF LOTS 21 AND 22 IN BLOCK 5 OF "SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITION" AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 7, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXHIBIT "A"
Legal Description
(continued)

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL C-1:

TOGETHER WITH THOSE PORTIONS OF VACATED WEST WALNUT STREET AND ABANDONED PACIFIC NORTHWEST TRACTION COMPANY RIGHT-OF-WAY, DELINEATED ON THE FACE OF SAID SURVEY AS LYING WITHIN SAID LOT C.

AND TOGETHER WITH A 30-FOOT WIDE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT DELINEATED ON THE FACE OF SAID SURVEY, OVER, ACROSS AND UNDER THE EAST 15 FEET OF LOTS A AND D AND THE WEST 15 FEET OF LOTS B AND C.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL D:

LOT D OF BOUNDARY LINE ADJUSTMENT SURVEY RECORDED FEBRUARY 15, 2017 AS SKAGIT COUNTY RECORDING NUMBER 201702150081; BEING PORTIONS OF LOTS 21 AND 22 IN BLOCK 5 OF "SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITION" AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 7, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL D-1:

TOGETHER WITH A 30-FOOT WIDE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT DELINEATED ON THE FACE OF SAID SURVEY, OVER, ACROSS AND UNDER THE EAST 15 FEET OF LOTS A AND D AND THE WEST 15 FEET OF LOTS B AND C.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution system
Recording Date: August 28, 1924
Recording No.: 176764
Affects: Portion of said premises
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Chris Knutzen, et ux
Purpose: Railroad spur
Recording Date: April 5, 1947
Recording No.: 402902
Affects: Portion of said premises
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Public Utility District No. 1 of Skagit County
Purpose: Water pipeline(s)
Recording Date: May 11, 1956
Recording No.: 535967
Affects: Portion of said premises
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution system
Recording Date: January 16, 1985
Recording No.: 8501160029
Affects: Portion of said premises
5. Consent for Use of Puget Sound Power & Light Company Transmission Line Right-of-way and the terms and conditions thereof:
Recording Date: January 2, 1996
Recording No.: 9601020082
6. 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,

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

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 Survey:

Recording No: 199908020020

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 Boundary Line Adjustment:

Recording No: 201702150081

Amended Easement was recorded under Recording No. 202112100116.

8. Covenants, conditions, restrictions and easements 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: February 16, 2017

Recording No.: 201702160121

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

Granted to: Cascade Natural Gas Corporation

Purpose: Gas pipeline(s)

Recording Date: November 2, 2017

Recording No.: 201711020057

Affects: Portion of said premises

10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by Burlington.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated December 27, 2024

between Grandview Homes, LLC ("Buyer")
Buyer Buyer
and Fifteen For Two LLC ("Seller")
Seller Seller
concerning xxx Dist Street Address (P.O. Box, ZIP, etc.) Burlington WA 98233 (the "Property")
Address City State Zip

Buyer is aware that 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.

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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentica
Scott Wammack 12/27/2024
Buyer Date

Authentica
[Signature] 02/27/25
Seller Date

Buyer Date

Seller Date