

When recorded return to:
Riley A Knutson
9859 Padilla Heights Road
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20251316
May 01 2025
Amount Paid \$2485.00
Skagit County Treasurer
By Lena Thompson Deputy

Chicago Title
620058809

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620058809

STATUTORY WARRANTY DEED

THE GRANTOR(S) Reisner Family Properties 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 Riley A Knutson, an unmarried person

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

That portion of the East 1/2 of the Southeast 1/4 of Section 3, Township 34 North, Range 2 East,
W.M., described as Parcels "A" and "B" on the face of that certain Survey recorded as Auditor's
File No. 9712230026 in Volume 20 of Surveys, Page 32, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P19785 / 340203-4-021-0002

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 4/25/2025

Reisner Family Properties LLC

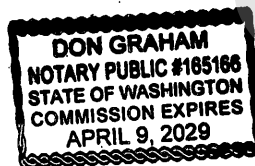
BY: [Signature]
John Hartman
Authorized SignerState of WACounty of SnohomishThis record was acknowledged before me on April 25th, 2025 by John Hartman as
Authorized Signer of Reisner Family Properties LLC.[Signature]
(Signature of Notary Public)
Notary Public in and for the State of WA
My appointment expires: 4-9-29

EXHIBIT "A"

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 line
Recording Date: March 12, 1990
Recording No.: 9003120104
2. Right of Way Contract, including the terms, covenants and provisions thereof

Recording Date: July 28, 1992
Recording No.: 9204280075

A Re-Recording of Recording No. 9203030060
3. 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 Survey:

Recording No: 9712230026
4. Deeds for Boundary Line Adjustment, including the terms, covenants and provisions thereof

Recording No.: 9810070058
Recording No.: 201409090068
5. Lot Certificate, including the terms, covenants and provisions thereof

Recording Date: October 10, 2013
Recording No.: 201310100092
6. City, county or local improvement district assessments, if any.