

Skagit County Auditor
7/31/2015 Page 1 of 2 \$73.00
1:27PM

When recorded return to:
John Huntley Property, LLC
1350 Chuckanut Crest Drive
Bellingham, WA 98229

Filed for record at the request of:

 **CHICAGO TITLE**
COMPANY OF WASHINGTON
425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620024722

CHICAGO TITLE 620024722 STATUTORY WARRANTY DEED

THE GRANTOR(S) Gary E. Bolster, a married man, as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to John Huntley Property, LLC, a Washington Limited Liability
Company

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

Tract 14, SINCLAIRE, according to the Survey thereof, recorded in Volume 3 of Surveys, Page
121, under Auditor's File No. 8106180002; being in Section 10, Township 36 North, Range 1 East
of the Willamette Meridian, records of Skagit County, Washington.

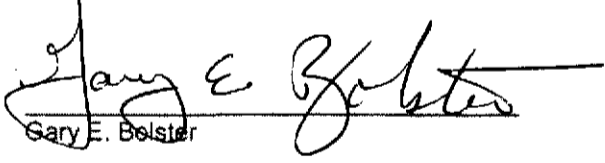
Situated in Skagit County, Washington

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

Tax Parcel Number(s): P69382 / 4007-000-001-0103, P46391 / 360110-0-001-0400,

Subject to: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: July 28, 2015


Gary E. Bolster

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015/2015
JUL 31 2015
Amount Paid \$ 21071.80
Skagit Co. Treasurer
Deputy

State of Washington
County of Kitsap

I certify that I know or have satisfactory evidence that Gary E. Bolster is/are the person(s) who
appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument
and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in
this instrument.

Dated: 7/29/15

Notary Public
State of Washington
Laurie Lemay
Commission expires 5-26-19

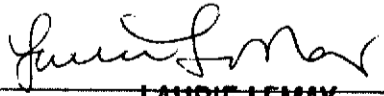

Name: LAURIE LEMAY
Notary Public in and for the State of Washington
Residing at: Pt Ludlow
My appointment expires: 5-26-19

EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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: 8106180002
2. Easement agreement, including terms, provisions, conditions, and obligations contained therein:
Executed by: Roeder Company
And Between: Sinclair Association, Inc.
Dated: September 29, 1981
Recorded: October 1, 1981
Auditor's No.: 8110010070
3. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
4. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons.
Recorded: January 17, 1989
Auditor's No.: 8901170111
5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument:
Recorded: January 17, 1989
Auditor's No.: 8901170111
Imposed by: Sinclair Association
6. Covenants set forth in Variance:
Recorded: December 16, 1987
Auditor's No.: 8712160026
7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 SINCLAIR ISLE TRACTS DIVISION 1:
Recording No: 643090
8. Review of Conditional Use Permit PL 99 0061 including the terms, covenants and provisions thereof
Recording Date: November 9, 2011
Recording No.: 200011090088
9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by Sinclair Associates.