

When recorded return to:

Sherlock Construction LLC
PO Box 181
Sedro Woolley, WA 98284



201508270069

Skagit County Auditor \$74.00
8/27/2015 Page 1 of 3 11:24AM

Filed for Record at Request of
Barlow Escrow, Inc.
Escrow Number: 15050121

CHICAGO TITLE
620024243

Statutory Warranty Deed

THE GRANTOR Mark Mendenhall, a married man as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Sherlock Construction LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot(s): 2 SKAGIT COUNTY SHORT PLAT NO. 97-0034

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): P122199 / 350411-1-006-0300

Subject To: Attached Exhibit "B" made a part hereof by this reference

Dated August 21, 2015

Mark Mendenhall

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20153410
AUG 27 2015

STATE OF Washington
COUNTY OF Snohomish } SS:

Amount Paid \$ 1429.⁰⁰
Skagit Co. Treasurer
By mem Deputy

I certify that I know or have satisfactory evidence that Mark Mendenhall

is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8/25/15

Notary Public in and for the State of Washington
Residing at Arlington
My appointment expires: 7/29/19



EXHIBIT A

PARCEL A:

Lot 2, including Tract "C", of SKAGIT COUNTY SHORT PLAT NO. 97-0034, approved October 22, 2004, recorded October 26, 2004, under Auditor's File No. 200410260142, records of Skagit County, Washington, being a portion of the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Northeast Quarter of Section 11, Township 35 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington

PARCEL B:

A 60 foot non-exclusive easement for ingress, egress and utilities as delineated on the face of SKAGIT COUNTY SHORT PLAT NO. 97-0034, approved October 22, 2004, recorded October 26, 2004, under Auditor's File No. 200410260142, records of Skagit County, Washington, being a portion of the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Northeast Quarter of Section 11, Township 35 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington

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Escrow No.: 15050121

Exhibit "B"

Subject to:

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 SKAGIT COUNTY SHORT PLAT NO. 97-0034:

Recording No.: 200410260142

Road Maintenance Agreement, including the terms and conditions thereof; entered into;
Recorded: October 26, 2004
Auditor's No.: 200410260143, records of Skagit County, Washington

Easement, including the terms and conditions thereof, granted by instrument;
Recorded: April 8, 1990
Auditor's No.: 9004060005, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
Affects: The North 100 feet

Terms, conditions, and restrictions of that instrument, as follows:
Recorded: October 26, 2004
Auditor's No(s): 200410260144, records of Skagit County, Washington

Easement, including the terms and conditions thereof, granted by instrument;
Recorded: July 11, 1945
Auditor's No.: 381738, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances

Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 28, 1945
Auditor's No.: 383574, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances

Well Protection Covenant and the terms and conditions thereof:

Recording Date: October 6, 2005
Recording No.: 200510060094

City, county or local improvement district assessments, if any.

WS