

When recorded return to:

Kurt M. Butcher  
22724 Moser Road  
Sedro Woolley, WA 98284



201607220167

Skagit County Auditor \$75.00  
7/22/2016 Page 1 of 3 3:28PM

Filed for Record at Request of  
Barlow Escrow, Inc.  
Escrow Number: 16020032

CHICAGO TITLE  
620026377

Statutory Warranty Deed

THE GRANTOR Sherlock Construction LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kurt M. Butcher and Maurissa A. Butcher, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

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

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

Legal Description Attached hereto as Exhibit "A" and by this reference incorporated herein.  
Subject to: Attached hereto as Exhibit "B" and by this reference incorporated herein.

Dated July 18, 2016

Sherlock Construction LLC

*William Monte Sherlock*  
By: William Monte Sherlock, Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20163114  
JUL 22 2016

Amount Paid \$5879.00  
Skagit Co. Treasurer  
By *MB* Deputy

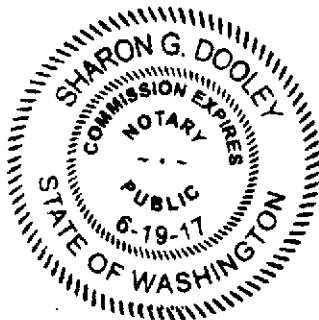
STATE OF Washington }  
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that William Monte Sherlock is/are the person(s) who appeared before me, and said person(s) acknowledge that he signed this instrument, on oath stated he is/are authorized to execute the instrument and acknowledge that as the Member of Sherlock Construction LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 7-22-16

*Sharon G. Dooley*

Notary Public in and for the State of Washington  
Residing at Marysville  
My appointment expires: 6/19/2017



Escrow No.: 16020032

## Exhibit "A"

### Legal Description:

#### 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

Escrow No.: 16020032

## 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 6, 1990

Auditor's No.: 9004050095, 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

Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: May 21, 2015

Recording No.: 201505210078

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

MB

