

When recorded return to:
Neil B. Carlberg and Sheila P. Hanlon
5639 Campbell Lake Road
Anacortes WA 98221



Skagit County Auditor
1/11/2017 Page

1 of 2 10:24AM
\$74.00

Recorded at the request of:
Guardian Northwest Title
File Number: A113033

Statutory Warranty Deed

A113033

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Cottage Werks, 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 Neil B. Carlberg and Sheila P. Hanlon, a married couple the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Section 12, Township 34 North, Range 1 East; Ptn. Gov't Lot 4 (aka Lot 3, SP #93-060)

Tax Parcel Number(s): P19245, 340112-4-027-0000, P19228, 340112-0-013-0000

Lot 3 of SKAGIT COUNTY SHORT PLAT NO. 93-060 as approved January 18, 1994 and recorded January 18, 1994 in Volume 11 of Short Plats, page 54, under Auditor's File No. 9401180147, records of Skagit County, Washington; being a portion of Government Lot 4 in Section 12, Township 34 North, Range 1 East of the Willamette Meridian.

Situated in Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey, as per Exhibit "A" attached hereto

Dated: 12/16/2016

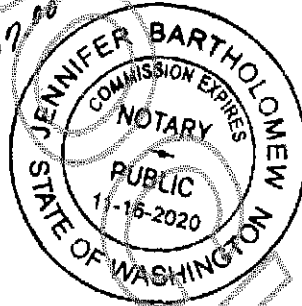
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017104
JAN 11 2017

Cottage Werks, LLC

By: Christopher J. Chase, Member

Amount Paid \$74,067.00
Skagit Co. Treasurer
By *MAM* Deputy



STATE OF Washington)
COUNTY OF Skagit) SS:

I certify that I know or have satisfactory evidence that Christopher J. Chase is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Member of Cottage Werks LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 1-9-2017

JLB JENNIFER BARTHOLOMEW
Notary Public in and for the State of Washington
Residing at Coupeville, Washington
My appointment expires: ~~10/08/2017~~ 11-16-2020

Order No:

EXHIBIT A

EXCEPTIONS:

A. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Short Plat 93-060
Recorded: January 18, 1994
Auditor's No.: 9401180147

B. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: February 22, 2008
Auditor's No.: 200802220120

C. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey
Recorded: April 17, 2008
Auditor's No.: 200804170066