

When recorded return to:
Elizabeth Dohve and Justin Dohve
616 Warner Street
Sedro Woolley, WA 98284

Recorded at the request of:
Guardian Northwest Title
File Number: 113298



201702240090
Skagit County Auditor \$74.00
2/24/2017 Page 1 of 2 2:02PM

Statutory Warranty Deed

113248
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Caribou River Investments 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 Elizabeth Dohve and Justin Dohve, wife and husband the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Ptn. of Lot 28 and all of Lots 29 and 30, Block 34, 1st Add'n. to Sedro

Tax Parcel Number(s): P75695, 4150-034-030-0003

The West 1/2 of Lot 28, and all of Lots 29 and 30, EXCEPT the West 30 feet of said Lot 30, Block 34, "FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY, WASHINGTON", according to the plat thereof recorded in Volume 3 of Plats, page 29, records of 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 2-23-17

Caribou River Investments LLC

By: Scott Heiner, Managing Member

By: Stacie Heiner, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2017724
FEB 24 2017

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 3863.15
Skagit Co. Treasurer
By [Signature] Deputy

I certify that I know or have satisfactory evidence that Scott Heiner and Stacie Heiner is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Managing Member of Caribou River Investments LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 2-23-17

[Signature]
Notary Public in and for the State of Washington
Residing at , Washington
My appointment expires: 3/7/20

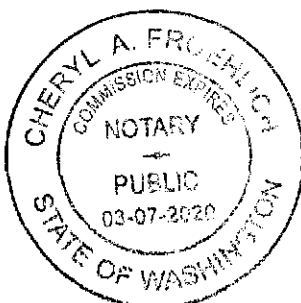


Exhibit A
SCHEDULE "B-1"

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:	1 st Addition to the Town of Sedro
Recorded:	January 11, 1890
Auditor's No.:	Volume 3 of Plats Page 29