

When recorded return to:
Derek Holm and Elesha C Holm
7298 Skagit View Drive
Concrete, WA 98237



201708170108

Skagit County Auditor \$77.00
8/17/2017 Page 1 of 4 3:25PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031525

CHICAGO TITLE
620031525

STATUTORY WARRANTY DEED

THE GRANTOR(S) Warrington Properties LLC, a Washington Limited Liability Company
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Derek Holm and Elesha C Holm, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
Lots 25 and 26, PLAT OF WILDERNESS VILLAGE DIV. NO. 1, according to the plat thereof,
recorded in Volume 10 of Plats, page 48, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P78209/4208-000-026-0002, P78208 / 4208-000-025-0003,

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20173863

AUG 17 2017

Amount Paid \$ 5594.20

Skagit Co. Treasurer

By HB

Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 2, 2017

Warrington Properties LLC

BY: [Signature]
Terry Warrington
Registered Agent

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Terry Warrington is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Registered Agent of Warrington Properties LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: August 15, 2017

[Signature]
Name: Kathryn A Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9-01-2018

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY -- PUBLIC
My Commission Expires 9-01-2018

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, reserved by instrument;
Recorded: November 5, 1935
Auditor's No.: 273805, records of Skagit County, Washington
In favor of: The Sound Timber Company, an Iowa corporation
For: 30 foot road right-of-way
Affects: Government Lot 10 of Section 8, Township 35 North, Range 8 East of the
Willamette Meridian (being a portion of the underlying legal description of
said plat)

Note: Exact location and extent of easement is undisclosed of record.

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 30, 1973
Auditor's No(s): 793933, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary
appurtenances

3. 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 PLAT OF WILDERNESS VILLAGE DIV. NO. 1:

Recording No: 788213

4. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;

Recorded: July 20, 1973
Auditor's No(s): 788214, records of Skagit County, Washington
Executed By: Valleys West, a Limited Partnership, et al

AMENDED by instrument(s):

Recorded: September 7, 2004, May 5, 2005 and July 23, 2007
Auditor's No(s): 200409070165, 200505050063 and 200707230123 records of Skagit
County, Washington

5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: July 20, 1973 and September 7, 2004

EXHIBIT "A"

Exceptions (continued)

Auditor's No(s): 788214 and 200409070165, records of Skagit County, Washington
Imposed By: Valleys West, a Limited Partnership, et al

6. 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.
7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by Wilderness Village Community Association.