

When recorded return to:
Jedd Ramirez Posadas
423 Harvest Edge Place
Burlington, WA 98233



201905240065

05/24/2019 11:29 AM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038054

CHICAGO TITLE
620038054

STATUTORY WARRANTY DEED

THE GRANTOR(S) SP Northwestern 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 Jedd Ramirez Posadas, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 2, PLAT OF HARVEST EDGE, according to the plat thereof, recorded March 17, 2006 under
Auditor's File No. 200603170131, records of Skagit County, Washington.

Situated in Skagit County, Washington
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P124191 / 4885-000-002-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20191959
MAY 24 2019

Amount Paid \$ 4864.40
Skagit Co. Treasurer
By *BT* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 2, 2019

SP Northwestern LLC

BY: [Signature]
Tim Samuel, Member and Manager

State of Washington
County of King

I certify that I know or have satisfactory evidence that TIM SAMUEL, member and manager of SP Northwestern, LLC
(is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Member and Manager of SP Northwestern, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 22, 2019

Lisa Jo Smith
Name: LISA JO SMITH
Notary Public in and for the State of Washington
Residing at: RENTON, WA
My appointment expires: 5/26/2022

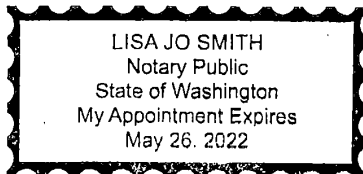


EXHIBIT "A"
Exceptions

1. Covenants, conditions and restrictions 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 in the document

Recording Date: January 3, 2005
 Recording No.: 200501030073
 Affects: West View East

2. 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 WEST VIEW EAST:

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc. a Washington Corporation
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: January 3, 2005
 Recording No.: 200501030073

4. Easement, including the terms and conditions thereof, granted by instrument(s):

Recorded: October 24, 1972
 Auditor's No(s): 775757, records of Skagit County, Washington
 In favor of: Puget Sound Energy, Inc.
 For: Electric transmission and/or distribution line, together with necessary appurtenances

5. Easement, including the terms and conditions thereof, disclosed by instrument(s):

Recorded: December 7, 1972
 Auditor's No(s): 777919, records of Skagit County, Washington
 In favor of: Cascade Natural Gas Co.
 For: pipeline of pipelines for the transportation of oil, gas and the products thereof

EXHIBIT "A"Exceptions
(continued)

6. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: April 18, 2005
 Auditor's No(s): 200504180199, records of Skagit County, Washington
 In favor of: Paul D. Ericson and Marian K. Ericson, husband and wife
 For: 30 foot wide public and private utility easement
7. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: April 18, 2005
 Auditor's No.: 200504180235, records of Skagit County, Washington
 In favor of: Puget Sound Energy, Inc.
 For: Underground electric system, together with necessary appurtenances
8. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: February 1, 2006
 Auditor's No(s): 200602010059, records of Skagit County, Washington
 In favor of: Public Utility District No. 1 of Skagit County
 For: pipe or pipes, line or lines or related facilities along with necessary appurtenances for the transportation and control of water and electronic information
9. Terms, covenants, conditions, easements, and restrictions-And liability for assessments contained in Declaration of Condominium, but omitting any covenant 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 law;
 Recorded: March 17, 2006
 Auditor's No.: 200603170130, records of Skagit County, Washington
10. 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 HARVEST EDGE:**

 Recording No: 200603170131
11. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: July 20, 2006
 Auditor's No(s): 20060720061, records of Skagit County, Washington
 In favor of: Comcast of Washington IV, Inc
 For: broadband communication systems
12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

EXHIBIT "A"

Exceptions
(continued)

13. City, county or local improvement district assessments, if any.
14. Assessments, if any, levied by Burlington.
15. Assessments, if any, levied by Harvest Edge Community Association.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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ALL RIGHTS RESERVED

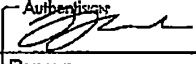
The following is part of the Purchase and Sale Agreement dated April 12, 2019
between Jedd Posadas ("Buyer")
Buyer Buyer
and Sp Northwestern LLC ("Seller")
Seller Seller
concerning 423 Harvest Edge Pl Burlington WA 98233 (the "Property")
Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticator

Date 04/15/2019
Buyer 4:17:26 PM PDT

Authenticator

Date 04/14/2019
Seller 10:31:56 PM PDT

Buyer _____ Date _____


Date 5-22-19