



201906210088

06/21/2019 01:58 PM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

When recorded return to:

Daniel Paul DeVries, David DeVries,
and Jessica Kay DeVries
4721 Beaver Pond Drive North
Mount Vernon, WA 98274

STATUTORY WARRANTY DEED 19-2365
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Fortuity Investments LLC, a Washington Limited Liability Company, PO Box 2245,
Snohomish, WA 98291,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Daniel Paul DeVries, an unmarried man and David DeVries and Jessica
Kay DeVries, a married couple

the following described real estate, situated in the County Skagit, State of Washington:

Lot 63, "SNEE-OOSH, Skagit County, Wash," as per plat recorded in Volume 4 of Plats, page 50,
records of Skagit County, Washington
Except the Southeasterly 5 feet thereof.

Situate in the county of Skagit, State of Washington.

Abbreviated legal description: Lot 63 SNEE-OOSH

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 described in Exhibit "B"
attached hereto

Tax Parcel Number(s): P69683 & 4016-000-063-0107

Dated: June 20, 2019

Fortuity Investments LLC, a Washington Limited Liability Company

By: Alina Giddens
Alina Giddens, Managing Member

By: [Signature]
Jeremy Giddens, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20192480
JUN 21 2019
Amount Paid \$ 11,397.⁰⁰
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Alina Giddens 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 the Managing Member of Fortuity Investments LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 20 day of June, 2019

Mary Miller
Signature

Notary Public
Title

My appointment expires: 01-19-22



STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Alina Giddens 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 the Managing Member of Fortuity Investments LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 20 day of June, 2019

Mary Miller
Signature

Notary Public
Title

My appointment expires: 01-19-2022



EXHIBIT B

19-2365-MM

1. RESERVATIONS CONTAINED IN VARIOUS DEEDS OF RECORD WHICH MAY BE NOTICE OF A GENERAL PLAN, AS FOLLOWS: 'This deed is made and accepted with the understanding and agreement that no intoxicating liquors shall be manufactured, sold or offered for sale, nor any public dance shall be maintained, conducted or operated at any time on the premises above described in this deed; that any violation of the foregoing agreement shall render this deed null and void and said property shall revert to said Snee-Oosh Land Co., the grantor herein.'

2. Easement, affecting a portion of subject property for the purpose of Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way including terms and provisions thereof granted to Puget Sound Power & Light Company recorded March 5, 1937 as Auditor's File No. 287336

3. Said lands lie within the Swinomish Indian Reservation and may be subject to Governmental regulations and taxation by the Swinomish Tribe of Indians.

4. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Snee-Oosh recorded September 9, 1927 as Auditor's File No. 207019.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

5. Easement, affecting a portion of subject property for the purpose of Right-of-way and easement for a sewer line together with the right to construct, maintain and operate said sewer including terms and provisions thereof granted to Skagit Sewer District No. 1 (Snee-Oosh) Skagit County, Washington recorded July 10, 1962 as Auditor's File No. 638886

6. Easement, affecting a portion of subject property for the purpose of Ingress and egress and utility maintenance to a pump station and force main site on said described property including terms and provisions thereof granted to Skagit County Sewer District No. 1, a municipal corporation recorded March 4, 1993 as Auditor's File No. 9303040056

7. Easement, affecting a portion of subject property for the purpose of Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities, including terms and provisions thereof granted to Puget Sound Energy, Inc., a Washington corporation recorded August 18, 2014 as Auditor's File No. 201408180083