



201912200138

12/20/2019 03:06 PM Pages: 1 of 2 Fees: \$104.50  
Skagit County Auditor

When recorded return to:  
Mr. Justin Wagner  
24126 3rd Pl W  
Bothell, WA 98021

Filed for Record at Request of  
Foundation Escrow, Inc.  
Escrow Number: 19-4537-JB

**Statutory Warranty Deed**

THE GRANTOR Parish Land Investments, LLC, a Louisiana Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Justin Wagner, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington.

Tax Parcel Number(s): P68917 P68918

Lot 61 and 62, Plat of Sauk River Estates, as per plat recorded in Volume 8 of plats, pages 13 and 14, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: Special Exceptions shown on Exhibit "A" attached hereto and made a part hereof by this reference.

Dated December 12, 2019

Parish Land Investments, LLC

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019 5512  
DEC 20 2019

Amount Paid \$ 147.40  
Skagit Co. Treasurer  
By JHB Deputy

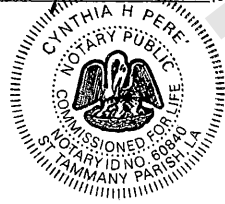
Justin Harris  
By: Justin Harris, Member

STATE OF LOUISIANA }  
COUNTY OF ST TAMMANY } SS:

I certify that I know or have satisfactory evidence Justin Harris  
is/are the person(s) who appeared before  
me, and said person(s) acknowledge he signed this instrument, on oath stated that he  
is/are authorized to execute the instrument and acknowledge that as the  
Member of Parish Land Investments, LLC  
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 12-16-19 Cynthia H. Perea 60846

Notary Public in and for the State of LOUISIANA  
Residing at 300 W. GAUSE BLVD SLIDELL  
My appointment expires: 12/16/2020 LA 70460



**EXHIBIT A**

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

Granted to: Puget Sound Power and Light  
Purpose: electric transmission  
Recording Date: May 1, 1979  
Recording No.: 7905010027  
Affects: The exterior 7 feet of Lot 61 lying parallel with and adjacent to road

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

Granted to: Puget Sound Power and Light Company, a Washington corporation  
Purpose: underground electric system  
Recording Date: June 13, 1979  
Recording No.: 7906130015  
Affects: Lot 62

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Sauk River Estates:

Recording No.: 604613

Any question that may arise due to shifting or change in the course, boundaries or high water line of Sauk River or due to prior shifting or changing of the course, boundaries or high water line; and rights of the State of Washington in and to that portion of said Land, if any, lying in the bed or former bed of Sauk River.

Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.

Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.