



201912230065

12/23/2019 10:51 AM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

When recorded return to:

NWAMB HIGHWAY 99, LLC
PO Box 384
Arlington, WA 98223

GUARDIAN NORTHWEST TITLE CO.
STATUTORY WARRANTY DEED

19.3703

THE GRANTOR(S) Michael McDaniel and Amanda McDaniel, a married couple, ,

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

in hand paid, conveys, and warrants to NWAMB HIGHWAY 99, LLC, a Limited Liability Company

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Lot 7 "PLAT OF REO FAMILY PROPERTIES, LLC"

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): P124759 & 4899-000-007-0000

Dated: 12-17-19

Michael McDaniel

Amanda McDaniel

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 5527
DEC 23 2019
Amount Paid \$ 3564.11
Skagit Co. Treasurer
By Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-3703-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Michael McDaniel and Amanda McDaniel is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 17th day of December, 2019


Signature

Notary
Title

My appointment expires: 1-7-23

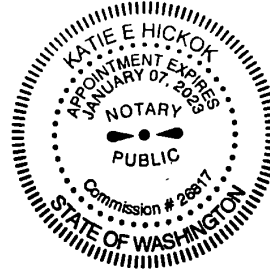


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 4174 Old Highway 99 South, Mount Vernon, WA 98273

Tax Parcel Number(s): P124759 & 4899-000-007-0000

Property Description:

Lot 7, AS delineated on the "PLAT OF REO FAMILY PROPERTIES, LLC", recorded July 7, 2006, under Auditor's File No. 200607070069, records of Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

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EXHIBIT B

19-3703-KH

1. Relinquishment of right of access to State Highway and of light, view and air, under terms of deeds to the State of Washington under Auditor's File Nos. 486030, 487101 and 487104.

2. RESERVATION CONTAINED IN DEED

Executed by: Richard H. Smith and Patricia Ann Smith, husband and wife;
Robert E. Burkland and Pamela K. Burkland, husband and wife;
and Janice Barnes and Peggy Smith

Recorded: January 31, 1990

Auditor's No.: 9001310018

As Follows: This conveyance is a boundary line adjustment and is not for the purpose of creating an additional building lot

3. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Richard H. Smith and Patricia Ann Smith, husband and wife; Robert E. Burkland and Pamela K. Burkland, husband and wife, Janice L. Barnes, as her separate property; and Peggy J. Smith, as her separate property

And: City of Mount Vernon

Dated: October 23, 2000

Recorded: November 29, 2000

Auditor's No.: 200011290057

Regarding: Consent to Change of Grade

Affects: As delineated on plat map

4. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: Richard H. Smith and Patricia Ann Smith, husband and wife; Robert E. Burkland and Pamela K. Burkland, husband and wife; Janice L. Barnes, as her separate property; and Peggy J. Smith, as her separate property

Recorded: November 29, 2000

Auditor's No.: 200011290058

For: A non-exclusive easement for ingress, egress and utilities – enter said reserved easement with materials, workmen, or agents to construct, maintain, replace, reconstruct, and remove utilities together with all appurtenances incident thereto or necessary therewith

Affects: As delineated on plat map

5. EASEMENT, INCLUDING TERMS AND PROVISIONS AND RESERVATIONS THEREIN:

Grantee: The City of Mount Vernon

Dated: October 23, 2000

Recorded: November 29, 2000

Auditor's No.: 200011290059

Purpose: To enter the premises with materials, workmen, or agents, to construct, maintain, replace, reconstruct, and remove sanitary sewage facilities, drainage facilities, and/or telecommunication facilities – cut and remove from said premises any trees and other obstructions –right of ingress and egress over, under and across – right of conveyance of said easement and privileges

Area Affected: As delineated on plat map

Statutory Warranty Deed
LPB 10-05

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6. EASEMENT, INCLUDING TERMS AND PROVISIONS AND RESERVATIONS THEREIN:

Grantee: The City of Mount Vernon

Dated: August 27, 2003

Recorded: March 9, 2004

Auditor's No.: 200403090081

Purpose: To enter the premises herein described with materials, workmen, or agents, to construct, maintain, replace, reconstruct, and remove sanitary sewage facilities, drainage facilities – cut and remove from said premises any trees and other obstructions – right of ingress and egress over, under and across – right of conveyance of said easement and privileges

An Addendum to said easement was recorded March 9, 2004 under Skagit County Auditor's File No. 200403090082

7. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: July 7, 2006

Auditor's No.: 200607070068

8. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: REO Family Properties LLC

Recorded: July 7, 2006

Auditor's No.: 200607070069

9. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: February 22, 2008

Auditor's No.: 200802220003

Regarding: Ground Elevation Disclosure

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.