

When recorded return to:
Tiffany A Martinez and William E Martinez
18111 25th Ave NE #AA101
Marysville, WA 98271

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-936
Mar 13 2020
Amount Paid \$7485.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620040911

Escrow No.: 620040911

STATUTORY WARRANTY DEED

THE GRANTOR(S) Serenity Valley, 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 Tiffany A Martinez and William E Martinez, wife and husband

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 15, PARK RIDGE DIVISION I, according to the plat thereof, recorded in Volume 15 of Plats,
pages 112 and 113, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P104195 / 4611-000-015-0004

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 3-13-2020

Serenity Valley, LLC

BY: [Signature]
Rodney T Harmon
Managing Member

State of WASHINGTON
County of SNOHOMISH

I certify that I know or have satisfactory evidence that Rodney T Harmon

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 Managing Member of Serenity Valley, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: March 13, 2020

[Signature]
Name: Loirea L Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2022

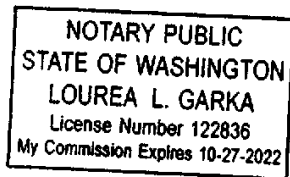


EXHIBIT "A"
Exceptions

1. 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 PARK RIDGE DIVISION 1, Recording No. 9310190065.

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 17, 1992
Auditor's No(s): 9209170092, records of Skagit County, Washington
In favor of:
For: Electric transmission and/or distribution line, together with necessary appurtenances

3. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 17, 1992
Auditor's No.: 9209170092, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects:

Easement No. 1: All streets and road right-of-ways as now or hereafter designed, platted, and/or constructed within above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts, and spaces located within the above described property being private/public street and road right-of-ways

EXHIBIT "A"**Exceptions
(continued)**

4. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: August 31, 1994

Auditor's No(s): 9408310034, records of Skagit County, Washington

Executed by: THS, Inc. a Washington corporation

NOTE: Said instrument is a re-recording of Auditor's File No. 9310220090, records of Skagit County, Washington.

AMENDED by instrument:

Recorded: August 31, 1994

Auditor's No.: 9408310035, records of Skagit County, Washington

Executed by: THS, Inc., a Washington corporation

5. Dues, charges and assessments, if any, levied by Summer Ridge Owners Association.
6. City, county or local improvement district assessments, if any.
7. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;
Recorded: October 22, 1993
Auditor's Nos.: 9310220090 and 9408310034, records of Skagit County, Washington
Imposed By: Summer Ridge Owners Association