

When recorded return to:
Brady W. Turnage and Melissa L. Turnage
4232 Bryce Ct
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1001

Mar 18 2020

Amount Paid \$13149.20
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

Escrow No.: 620041637

CHICAGO TITLE
620041637

STATUTORY WARRANTY DEED

THE GRANTOR(S) Clayton Lane 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 Brady W. Turnage and Melissa L. Turnage, husband and wife

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

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

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

Lot(s): 2 and ptn of 1 Skagit county Short Plat 92-042

Tax Parcel Number(s): P106047 / 340207-3-018-0201

*being ptn. 6L4
in 7-34-2*

STATUTORY WARRANTY DEED
(continued)

Dated: March 17, 2020

Clayton Lane LLC

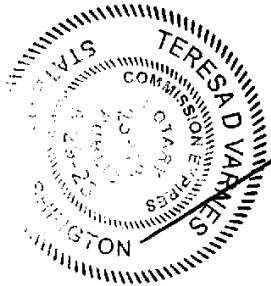
BY: 
Steve R. Verbarendse
Manager

By: 
Krysta M. Verbarendse
Manager

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Clayton Lane LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 3-17-2020



Name: _____
Notary Public in and for the State of _____
Residing at: _____,
My appointment expires: _____

ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:
Statutory Warranty Deed

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Steve R & Krysta M
Verba renoise

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 Managers of Clayton Lane LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 3-18-2020

Teresa D Varnes
Name: Teresa D Varnes
Notary Public in and for the State of WA
Residing at: Island Park
My appointment expires: 5/29/23



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P106047 / 340207-3-018-0201

Lot 2, Skagit County Short Plat 92-042, approved June 21, 1994, recorded June 22, 1994, in Volume 11 of Short Plats, page 86, under Auditor's File No. 9406220073, records of Skagit County, Washington, being a portion of the West 540 feet of Government Lot 4, of Section 7, Township 34 North, Range 2 East of the Willamette Meridian.

Together with that portion of Lot 1 of said short plat described as follows:

Commencing at the most westerly southwest corner of said Lot 1;
Thence north 0°19'19" east, along the west line of said Lot 1, a distance of 126.91 feet to the true point of beginning;
Thence north 15°36'31" east 66.88 feet;
Thence north 13°17'31" west 74.91 feet, more or less, to the west line of said Lot 1;
Thence south 0°19'19" west 137.32 feet to the true point of beginning.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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 SKAGIT COUNTY SHORT PLAT NO. 92-042:

Recording No: 9406220073

2. Easement, including the terms and conditions thereof, granted by instrument
 Recorded: July 27, 1994
 Auditor's No.: 9407270082, records of Skagit County, WA
 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 rights-of-ways as now or hereafter designed, platted, and/or constructed within the 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 parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

3. Agreement, including the terms and conditions thereof, entered into
 By: Robert Ketterson and Annette Ketterson, husband and wife
 And between: Mike R. Pearl and Claudia G. Pearl, husband and wife
 Recorded: June 7, 1993
 Auditor's No.: 9306070018, records of Skagit County, WA
 Providing: Easement Agreement
4. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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: July 21, 1994

Recording No.: 9407210023

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 22, 1994

EXHIBIT "B"

Exceptions
(continued)

Recording No.: 9409220073

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 30, 1994
Recording No.: 9411300024

5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument

Recorded: July 21, 1994
Auditor's No.: 9407210023, records of Skagit County, WA

6. 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 Survey:

Recording No: 201105020065

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.