

When recorded return to:

Troy and Shasta Roberts
18070 State Route 9
Mount Vernon, WA 98274

Filed for Record at Request of
Curtis, Casteel & Palmer, PLLC
Escrow Number: 220360M

INSURED BY
CHICAGO TITLE
620052158

Statutory Warranty Deed

THE GRANTOR Jason R. Litke, an unmarried person for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Troy Roberts and Shasta Roberts, a married couple

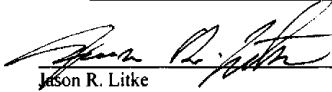
the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
LTS 9, 10, 11 & 12, BLK 38, PLAT OF THE TOWN OF MONTBORNE, Skagit County, Washington.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): P74651/ 4135-038-012-0006

Dated August 16, 2022


Jason R. Litke

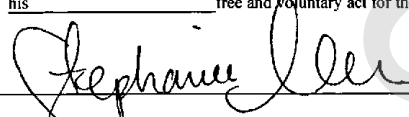
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20223433
Aug 19 2022
Amount Paid \$7365.00
Skagit County Treasurer
By Lena Thompson Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jason R. Litke

is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 08/16/2022



Notary Public in and for the State of Washington
Residing at Snohomish
My appointment expires: 04/07/2025

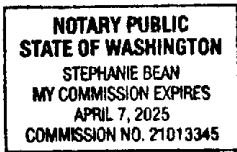


EXHIBIT A

LOT 9, 10, 11 AND 12, BLOCK 38, PLAT OF THE TOWN OF MONTBORNE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF MCCLELLAN STREET RUNNING NORTHEASTERLY AND SOUTHWESTERLY THROUGH SAID PLAT AS ACQUIRED IN JUDGMENT QUIETING TITLE UNDER SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 94-2-01244-7, FILED SEPTEMBER 16, 1996, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT THEREFROM ANY PORTION LYING WITHIN THAT PARCEL ACQUIRED IN JUDGMENT QUIETING TITLE UNDER SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 94-2-01245-5, FILED AUGUST 7, 1996, RECORDS OF SKAGIT COUNTY, WASHINGTON;

AND EXCEPT ANY PORTION LYING WITHIN THAT PROPERTY CONVEYED BY DEED RECORDED FEBRUARY 24, 1995, UNDER AUDITOR'S FILE NO. 9502240088, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Subject To:

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 the Plat of the Town of Montborne, Skagit County, Washington:

Recording No: Volume 2, Page 80

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

In favor of: Present and future owners of parcels adjacent to vacated McClellan Street
Purpose: Ingress and egress
Recording Date: December 29, 1999
Recording No: 199912290068
Affects: The portion of said premises located in vacated McClellan Southerly of State Route 9

Said instrument is a re-recording of instrument recorded under Recording No. 199912280089.

Recitals in deed and the terms and conditions thereof:

Recording Date: December 15, 2000
Recording No.: 200012150094

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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: 200207220164

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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: 200609070092

Modification(s) of said instrument

Recording Date: May 27, 2008
Recording No.: 200805270166

Agreement and the terms and conditions thereof:

Recording Date: February 15, 2008
Recording No.: 200802150027

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

In favor of: Skagit County, a political subdivision of the State of Washington
Purpose: Drainage
Recording Date: August 7, 2009
Recording No: 200908070008
Affects: Portion of said premises

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