

When recorded return to:

David Chaikovskiy
NW Capital Solutions LLC, a Limited Liability
Company
10201 21st Ave SE
Everett, WA 98208

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20249261

Jan 04 2024

Amount Paid \$2725.00
Skagit County Treasurer
By Kaylee Oudman Deputy

CHICAGO TITLE 62005382

STATUTORY WARRANTY DEED

THE GRANTOR(S) John A Wahleithner, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to NW Capital Solutions LLC, a Limited Liability Company

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

LOT 44, PLAT OF WILDERNESS VILLAGE DIV NO. 1, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 10 OF PLATS, PAGES 48 TO 50, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P78228

Subject to:

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

Dated: 12-29-23

John A Wahleithner
John A Wahleithner

State of Washington

County of Skagit

This record was acknowledged before me on 12/29/2023 by John A Wahleithner.

Jana A Schosboek
(Signature of notary public)

Notary Public in and for the State of WA

My commission expires: 11/29/26



EXHIBIT "A"
Exceptions

- 1 Easement, including the terms and conditions thereof, reserved by instrument:
Recorded: November 5, 1935
Auditor's No.: 273905, records of Skagit County, Washington
In favor of: The Sound Timber Company, an Iowa corporation
For: 30 foot road right-of-way
Affects: Government Lot 10 of Section 8, Township 35 North, Range 8 East of the Willamette Meridian (being a portion of the underlying legal description of said plat)

Note: Exact location and extent of easement is undisclosed of record.
- 2 Easement, including the terms and conditions thereof, granted by instrument(s):
Recorded: November 30, 1973
Auditor's No(s): 793033, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution lines, together with necessary appurtenances.
- 3 Covenants, conditions, restrictions, notices, 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 PLAT OF WILDERNESS VILLAGE DIV. NO. 1.

Recording No.: 798213