

202405100187

05/10/2024 03:24 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor, WA

When recorded return to:

LPW Adventures LLC
9770 Nims Road
Sumas, WA 98295

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20240581

May 10 2024

Amount Paid \$1365.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 24-20635-NW

THE GRANTOR(S) Stuart Lamont and Diana Lamont, husband and wife, and Tamara L. Neyens, an unmarried woman, 7213 Mecklem Road, Everson, WA 98247,

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

in hand paid, conveys, and warrants to **LPW Adventures LLC, a Washington Limited Liability Company**

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

Lot 35, SKAGIT RIVER COLONY, as per plat recorded in Volume 8 of Plats, pages 65 and 66, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington

Abbreviated legal description: Lot 35, Skagit River Colony

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 "A" attached hereto

Tax Parcel Number(s): P69487/ 4011-000-035-0008

Statutory Warranty Deed
LPB 10-05

Order No.: 24-20635-NW

Page 1 of 3

Dated: May 7, 2024

[Signature]
Stuart Lamont

[Signature]
Diana Lamont

[Signature]
Tamara L. Neyens

STATE OF WASHINGTON
COUNTY OF WHATCOM

This record was acknowledged before me on 7 day of May, 2024 by Stuart Lamont, Diana Lamont and Tamara L. Neyens.

[Signature]
Signature

Escrow
Title

My commission expires: 05/04/2027



EXHIBIT A

24-20635-NW

1. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Skagit River Colony recorded on March 31, 1964 as Auditor's File No. 648520.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

2. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the Skagit River, or its banks, or which may result from such change in the future.
3. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to
- (1) lateral boundaries of any tidelands or shorelands;
 - (2) shifting in course, boundary or location of the body of water;
 - (3) rights of the State of Washington if the body of water is or was navigable; and
 - (4) public regulatory and recreation rights which limit or prohibit use of the land or water.
4. According to the Skagit County Assessor's Rolls, the address for the subject property is:
9409 Colony Lane,

End of Exhibit A