

When recorded return to:
The Siddall Living Trust
2306 Sundown Court, Apt. 301
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A108557C

201501050087
Skagit County Auditor
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Statutory Warranty Deed

A108557
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR RKSJ, LLC, a Washington limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Graham J. Siddall and Brenda J. Siddall, Trustees of The Siddall Living Trust dated November 8, 2001 the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Section 2, Township 34 North, Range 1 East; Ptn. SE NW and NE SW (aka Lot 1 SP PL 07-0077)

Tax Parcel Number(s): P19057, 340102-2-001-0002

Lot 1 of Skagit County Short Plat No. PL 07-0077, entitled "Pangea Vista II Short Plat", approved November 17, 2008 and recorded November 19, 2008 as Skagit County Auditor's File No. 200811190072, TOGETHER WITH those certain non-exclusive easements for ingress, egress and utilities over, across and under portions of Lots 2, 3 and 4 of said Short Plat as established and delineated on the face of the Short Plat; being portions of the Northeast ¼ of the Southwest ¼ and of the Southeast ¼ of the Northwest ¼ of Section 2, Township 34 North, Range 1 East, W.M..

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 per Exhibit "A" attached hereto

Dated 12/31/2014

RKSJ, LLC

Earl Roger Noar
By: Earl Roger Noar, Managing Member

Kathleen F. Noar
By: Kathleen F. Noar, Managing Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

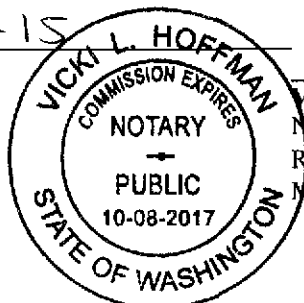
201526
JAN 05 2015

STATE OF Washington
COUNTY OF Skagit SS:

Amount Paid \$15,669.00
By mem Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that Earl Roger Noar and Kathleen F. Noar are the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the Managing Members of RKSJ, LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 1-2-15



Vicki L. Hoffman
Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at Coupeville, Washington
My appointment expires: 10/08/2017

EXHIBIT A

EXCEPTIONS:

A. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: November 30, 1995
Auditor's No.: 9511300079

B. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: William W. Wooding, a married man, as his separate estate; Daniel Folkers and Beth Folkers, husband and wife ; U.S. Bank of Washington, successor to Peoples National Bank of Washington, as Trustee under the Will of Esther M. McCorkle; George F. McCorkle, a married person as to his separate estate; Patricia L. Buchan, a married person, as to her separate estate
And: William W. Wooding, a married man, as his separate estate; Daniel Folkers and Beth Folkers, husband and wife ; U.S. Bank of Washington, successor to Peoples National Bank of Washington, as Trustee under the Will of Esther M. McCorkle; George F. McCorkle, a married person as to his separate estate; Patricia L. Buchan, a married person, as to her separate estate
Recorded: March 14, 2000
Auditor's No.: 200003140064
Regarding: For cost sharing agreement for road and utilities

Said document was amended by instrument recorded under Auditor's File No. 200203070125.

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: RKSJ, LLC, a Washington limited liability company and Earl Roger Noar and Kathleen E. Noar
Recorded: July 11, 2006
Auditor's No.: 200607110122
Purpose: Underground utilities

D. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: William W. Wooding, a married man, as his separate estate; Lester C. Books and Marcia Books, husband and wife; E. Roger Noar and Kathleen F. Noar, husband and wife
And: William W. Wooding, a married man, as his separate estate; Lester C. Books and Marcia Books, husband and wife; E. Roger Noar and Kathleen F. Noar, husband and wife
Recorded: June 23, 2006
Auditor's No.: 200606230186
Regarding: Utility Easements



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E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: RKSJ, LLC, a Washington limited liability company and
Earl Roger Noar and Kathleen F. Noar, husband and wife
Recorded: June 21, 2006
Auditor's No. 200606210134
Purpose: Utilities

Said document was amended by Auditor's File No. 200609270103.

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: RKSJ, LLC, a Washington limited liability company and
Earl Roger Noar and Kathleen F. Noar, husband and wife
Recorded: June 21, 2006
Auditor's No. 200606210135
Purpose: Access and utilities
Area Affected: Said premises and other property

G. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING
RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: June 21, 2006
Auditor's No.: 200606210136
Executed By: RKSJ, LLC, a Washington limited liability company

H. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

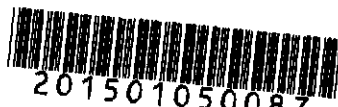
Grantee: E. Roger Noar and Kathleen Noar, husband and wife
Recorded: September 12, 2003
Auditor's No. 200309120260
Purpose: Utilities

I. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Recorded: January 16, 2007
Auditor's No. 200701160143
Purpose: Underground electric system, together with necessary
appurtenances

J. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF.
REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY
MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: April 23, 2007
Auditor's No.: 200704230174



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K. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: Pangea Vista II Short Plat No. PL-07-0077
Recorded: November 19, 2008
Auditor's No.: 200811190072

L. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF, REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: November 19, 2008
Auditor's No.: 200811190073

M. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: November 19, 2008
Auditor's No.: 200811190075
Executed By: RKSJ, LLC, a Washington limited liability company

Said covenants were amended by document recorded as Auditor's File No. 201008090096.

N. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: RKSJ, LLC, a Washington limited liability company
Recorded: August 9, 2010
Auditor's No.: 201008090097
Purpose: View easement and associated purposes
Area Affected: Lots 1 and 3 of Short Plat

Said Easement has been amended and restated by a document recorded December 19, 2014 as Auditor's File No. 201412190053.



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