

When recorded return to:

Ms. Jenny Chau
139 E. Sharon Ave.
Burlington, WA 98233



201408290176

Skagit County Auditor

\$73.00

8/29/2014 Page

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2 2:03PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 150307-OE ✓

Grantor: Sharon Alder, LLC
Grantee: Jenny Chau

Statutory Warranty Deed

LAND TITLE OF SKAGIT COUNTY

THE GRANTOR SHARON ALDER, 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 JENNY CHAU, a single woman the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Lots 4-6, Quinns Court

Tax Parcel Number(s): 4994-000-005-0000, P130125, 4994-000-004-0000, P130124, 4994-000-006-0000, P130126

Lots 4, 5 and 6, "PLAT OF QUINNS COURT," as per plat recorded May 6, 2010, under Auditor's File No. 201005060040, records of Skagit County, Washington.
Situate in the City of Burlington, County of Skagit, State of Washington

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 150307-OE.

Also subject to deed restrictions – See attached Exhibit "A" hereto

Dated August 26, 2014

Sharon Alder, LLC

[Signature]
By: Michael Fohn, Managing Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2014 3211
AUG 29 2014

Amount Paid \$ 2408.00
By *[Signature]* Skagit Co. Treasurer Deputy

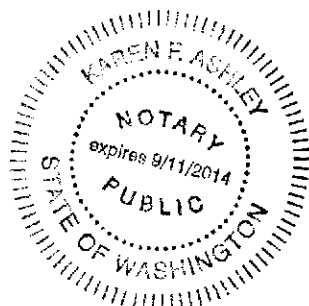
STATE OF Washington
County of Skagit

}
} SS:

I certify that I know or have satisfactory evidence Michael V. Fohn

the person who appeared before
me, and said person acknowledged that he signed this instrument, on oath stated He is
authorized to execute the instrument and is Managing member
of
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument

Dated: August 29, 2014



[Signature]
Karen Ashley

Notary Public in and for the State of Washington

Residing at Sedro-Woolley

My appointment expires: 9/11/2014

EXHIBIT A

"Access to Lots 4, 5 and 6, 'Plat of Quinns Court', more fully described herein, is restricted to the that 16 Foot Alley lying West of said lots as depicted on the face of the 'Plat of Quinns Court', and to 'Sharon Avenue'. The herein Grantor makes no conveyance of any right to that area shown as 'Quinns Court', lying East of the Lots herein conveyed. Additionally any rights of said Lots 4, 5 and 6, 'Plat of Quinns Court' to that area shown as 'Quinns Court' lying East of said Lots, are hereby extinguished."



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