

When recorded return to:  
Jonathan P. Drew and Danielle E. Drew  
44279 S Skagit Highway  
Concrete, WA 98237



201412080106

Skagit County Auditor  
12/8/2014 Page

1 of 6 \$127.00  
1:45PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620022436

**CHICAGO TITLE**  
**620022436**

**DOCUMENT TITLE(S)**

Statutory Warranty Deed

**REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED: \_\_\_\_\_**

Additional reference numbers on page \_\_\_\_\_ of document

**GRANTOR(S)**

Andre Souang and Ashlee Souang, husband and wife and BDH Holdings LLC

Additional names on page \_\_\_\_\_ of document

**GRANTEE(S)**

Jonathan P. Drew and Danielle E. Drew, husband and wife

Additional names on page \_\_\_\_\_ of document

**ABBREVIATED LEGAL DESCRIPTION**

Lot(s): LOT 3 HIDDEN COVE ONT HE SKAGIT DIV. 1

Complete legal description is on page \_\_\_\_\_ 2 \_\_\_\_\_ of document

**TAX PARCEL NUMBER(S)**

P82105 / 4429-000-003-0002

Additional Tax Accounts are on page \_\_\_\_\_ of document

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

"I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

Signature of Requesting Party

Note to submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements

When recorded return to:  
Jonathan P. Drew and Danielle E. Drew  
44279 S Skagit Highway  
Concrete, WA 98237

Filed for record at the request of:



CHICAGO TITLE

WASHINGT. WA

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620022436

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Andre Souang and Ashlee Souang, husband and wife and BDH Holdings LLC  
for and in consideration of Ten And No/100 Dollars (\$10.00) . and other valuable consideration

in hand paid, conveys, and warrants to Jonathan P. Drew and Danielle E. Drew, husband and wife

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

PARCEL A:

Lot 3, PLAT OF HIDDEN COVE ON THE SKAGIT, DIVISION NO. 1, according to the plat thereof  
recorded in Volume 13 of Plats, page 24, records of Skagit County, Washington.  
Situated in Skagit County, Washington.

PARCEL B:

An easement for driveway purposes over and across the South 20 feet of the East 35 feet of Lot 2  
of said plat as reserved in instrument dated November 24, 1987, and recorded December 1, 1987,  
under Auditor's File No. 8712010041, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P82105 / 4429-000-003-0002

Subject to:

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

SKAGIT COUNTY WASHINGTON

REAL ESTATE EXCISE TAX

20144629

DEC 08 2014

Amount Paid \$ 3670.<sup>62</sup>  
Skagit Co. Treasurer  
By *mem* Deputy



201412080106

STATUTORY WARRANTY DEED  
(continued)

Dated: November 4, 2014

Andre Souang

Ashlee Souang

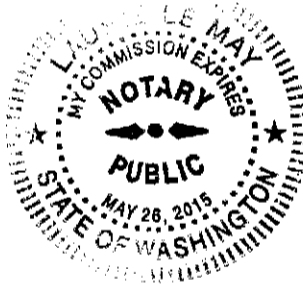
BDH Holdings LLC  
BY: [Signature]  
Byron Harris  
Manager

State of Washington  
Kitsap County of Kitsap

I certify that I know or have satisfactory evidence that Byron Harris

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the manager of BDH Holdings LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 11/08/14



[Signature]  
Name: LAURIE LEMAY  
Notary Public in and for the State of Wash  
Residing at: St Ludlow  
My appointment expires: 5-28-15

State of \_\_\_\_\_  
\_\_\_\_\_ of \_\_\_\_\_

I certify that I know or have satisfactory evidence that \_\_\_\_\_

is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.


Dated: \_\_\_\_\_

Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_



STATUTORY WARRANTY DEED  
(continued)

Dated: November 4, 2014

  
\_\_\_\_\_  
Andre Souang

  
\_\_\_\_\_  
Ashlee Souang

BDH Holdings LLC

BY: \_\_\_\_\_  
Byron Harris  
Manager

State of \_\_\_\_\_  
\_\_\_\_\_ of \_\_\_\_\_

I certify that I know or have satisfactory evidence that \_\_\_\_\_  
\_\_\_\_\_ is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the \_\_\_\_\_ of \_\_\_\_\_ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

**See Attached Certificate**

State of \_\_\_\_\_  
\_\_\_\_\_ of \_\_\_\_\_

I certify that I know or have satisfactory evidence that \_\_\_\_\_  
\_\_\_\_\_ is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_



# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Santa Cruz

On November 5, 2014 before me, Connie Hassel, Notary Public  
(Here insert name and title of the officer)

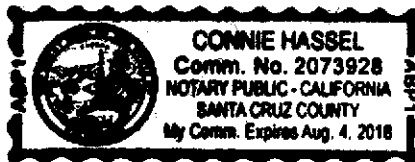
personally appeared Andee Souang and Ashlee Souang

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Connie Hassel  
Signature of Notary Public



(Notary Seal)

## ADDITIONAL OPTIONAL INFORMATION

### DESCRIPTION OF THE ATTACHED DOCUMENT

Statutory Warranty Deed  
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 3 Document Date 11-04-14

(Additional information)

### CAPACITY CLAIMED BY THE SIGNER

- Individual (s)  
 Corporate Officer

(Title)

- Partner(s)  
 Attorney-in-Fact  
 Trustee(s)  
 Other \_\_\_\_\_

### INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~ is /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document



**EXHIBIT "A"**  
Exceptions

1. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry, Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed  
From: The State of Washington  
Recorded: September 2, 1925  
Auditor's No.: 187020, records of Skagit County, Washington
2. Right of the State of Washington or any grantee or lessee thereof, upon paying reasonable compensation, to acquired rights-of-way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals or other products from other lands, contained in Deed;  
From: The State of Washington  
Recorded: September 2, 1925  
Auditor's No(s): 187020, records of Skagit County, Washington
3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 HIDDEN COVE ON THE SKAGIT, DIVISION NO. 1:  
  
Recording No: 8011140001
4. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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,  
Recorded: September 8, 1981  
Auditor's No(s): 8109080065, records of Skagit County, Washington
5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s).  
Recorded: September 8, 1981  
Auditor's No(s): 8109080065, records of Skagit County, Washington  
Imposed By: Homeowners' Association, now incorporated as Hidden Cove Property Owners Association
6. 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 recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
7. Right of any party interested to sue or petition to have set aside, modified or contest a judicial or non-judicial foreclosure or forfeiture, or any deed pursuant hereto, through which title to the Land is derived; and any liens, encumbrances and/or ownership interests which may exist as a result of any acts or omissions of the foreclosing parties, or as a result of such suit or petition.
8. Assessments, if any, levied by Hidden Cove Property Owner's Association.
9. City, county or local improvement district assessments, if any.

