

When recorded return to:

Mr. Brandon L. Atkinson, Managing Member  
KSA Investments LLC  
P.O. Box 296  
Bow, WA 98233



201506190060

Skagit County Auditor

\$73.00

6/19/2015 Page

1 of

2 8:46AM

Filed for Record at Request of  
**Land Title and Escrow**  
Escrow Number: 152503-OE ✓

Grantor: Teddy's Investments LLC  
Grantee: KSA Investments, L.L.C.

**Land Title and Escrow**

## Statutory Warranty Deed

THE GRANTOR TEDDY'S INVESTMENTS, 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 KSA INVESTMENTS, L.L.C., a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn Lot 49, Burlington Acreage Prop.


### SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

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. 152503-OE.


Tax Parcel Number(s): 3867-000-049-0207, P62618

Dated June 17, 2015

Teddy's Investments LLC

  
By: Nancy Hansen, Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2015 2268  
JUN 19 2015

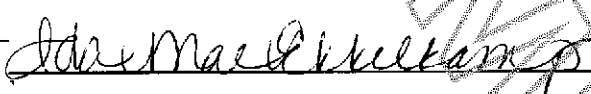
Amount Paid \$4,544.00  
Skagit Co. Treasurer  
By  Deputy

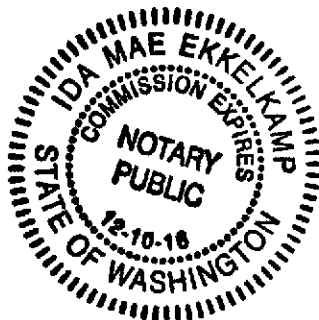
STATE OF Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence Nancy Hansen is

the person who appeared before  
me, and said person acknowledged that she signed this instrument, on oath stated she  
is authorized to execute the instrument and is The sole member  
of Teddy's Investments, LLC  
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: June 18, 2015

  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: 12/10/2016



## EXHIBIT A

That portion of the South 332 feet of the East  $\frac{1}{2}$  of Lot 49, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, lying Westerly of the West line of a tract deeded to the State of Washington for highway purposes by deed dated January 5, 1972, recorded February 17, 1972, under Auditor's File No. 764264.

Situate in the County of Skagit, State of Washington.