



201602010143

AFTER RECORDING MAIL TO:

Cronin Family Properties, LLC  
430 91st Avenue NE Suite 9  
Lake Stevens, WA 98258

Skagit County Auditor

\$74.00

2/1/2016 Page

1 of

2 1:37PM

Filed for Record at Request of:  
First American Title Insurance Company

Space above this line for Recordors use only  
GUARDIAN NORTHWEST TITLE CO.

110579

## STATUTORY WARRANTY DEED

File No: **4221-2571217 (TRS)**

Date: **January 21, 2016**

Grantor(s): **Fast Break Enterprises, LLC**

Grantee(s): **Cronin Family Properties, LLC**

Abbreviated Legal: **Section 19, Township 35 North, Range 4 East; Ptn. S 1/2 NE 1/4 (aka Lot 2, BSP PL-04-0916)**

Additional Legal on page:

Assessor's Tax Parcel No(s): **8056-000-002-0000 (P122695)**

**THE GRANTOR(S) Fast Break Enterprises, LLC limited liability company** for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Cronin Family Properties, LLC, a Washington limited liability company**, the following described real estate, situated in the County of **Skagit**, State of **Washington**.

**LEGAL DESCRIPTION:** Real property in the County of Skagit, State of Washington, described as follows:

**Lot 2 of Binding Site Plan No. PL-04-0916, recorded April 20, 2005, under Auditor's File No. 200504200093, records of Skagit County, Washington and being a portion of the South 1/2 of the Northeast 1/4, Section 19, Township 35 North, Range 4 East, W.M..**

Subject To: 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.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2016 338

FEB 01 2016

Amount Paid \$ **28,396.00**  
Skagit Co. Treasurer  
By **Mam** Deputy

APN:

Statutory Warranty Deed  
- continued

File No.: **4221-2571217 (TRS)**

Fast Break Enterprises, LLC, a limited liability  
company

By: \_\_\_\_\_

Name: James Duffy

Title: Manager

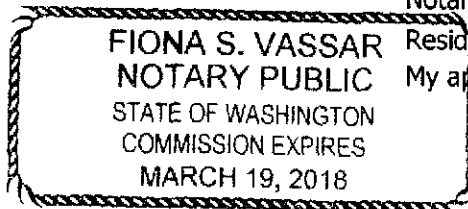
STATE OF Washington )

)-SS

COUNTY OF Skagit )

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

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



Notary Public in and for the State of Washington

Residing at \_\_\_\_\_

My appointment expires: \_\_\_\_\_