

When recorded return to:

JH&JK LLC
20654 Prairie Rd
Sedro Woolley, WA 98284



201604050044

Skagit County Auditor

\$75.00

4/5/2016 Page

1 of

3 12:00PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620026712

CHICAGO TITLE

620026712

STATUTORY WARRANTY DEED

THE GRANTOR(S) Clarence H. Rogers and Julia Rogers, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to JH&JK LLC, a Washington limited liability company

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

That portion of Government Lot 1, Section 6, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point 80 feet South of and 30 feet West of the Northeast corner of the South Half of the North Half of said lot;
Thence West parallel with the North line of said lot, 150 feet,
Thence South 70 feet;
Thence East parallel with the North line of said lot, 150 feet to a point 30 feet West of the East line of said lot;
Thence North 70 feet to the point of beginning;

EXCEPT that portion thereof lying Easterly of a line 40 feet West of and parallel with the East line of the Northeast Quarter of said Section 6.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P23776 / 340406-0-146-0005

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20141183
APR 05 2016

Amount Paid \$ 4811.00

Skagit Co. Treasurer
By [Signature] Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: March 30, 2016

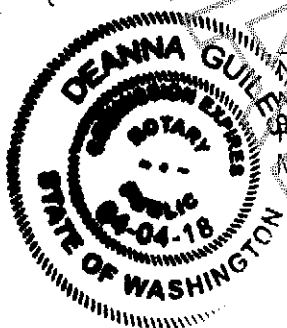
Clarence H. Rogers
Clarence H. Rogers

Julia Rogers
Julia Rogers

State of Washington
County of Skagit

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

Dated: 31st March 2016



Deanna Guile
Name: Deanna Guile
Notary Public in and for the State of Washington
Residing at: Marquette
My appointment expires: 4/4/2018

EXHIBIT "A"

Exceptions

1. Unrecorded leasehold interests, rights of tenants and parties in possession, rights of vendors to remove trade fixtures and rights of those parties secured under the Uniform Commercial Code, if any.
2. Assessments, if any, levied by City of Burlington.
3. City, county or local improvement district assessments, if any.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.