

When recorded return to:
Mattingly Investments, Inc.
200 Robin Lane
Folsom, CA 95630



Skagit County Auditor \$76.00
6/15/2016 Page 1 of 4 10:35AM

Recorded at the request of:
File Number: 111425

Statutory Warranty Deed

111425
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR LouisLane Enterprises LLC, a Wyoming Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE Mattingly Investments, Inc. the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Section 31, Township 34 North, Range 3 East; Ptn. Gov't Lot 2; and
Lot 12, Block 16, Calhoun Addn. to LaConner; and
Section 36, Township 34 North, Range 2 East; Ptn. Gov't Lot 2

For Full Legal See Attached Exhibit "A"

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 as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P22972, 340331-0-010-0008, P74187, 4124-016-012-0005

Dated 6-8-16

LouisLane Enterprises, LLC

By: Steve Burks, Managing Member

By: Jason Burks, Managing Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 2430
JUN 15 2016

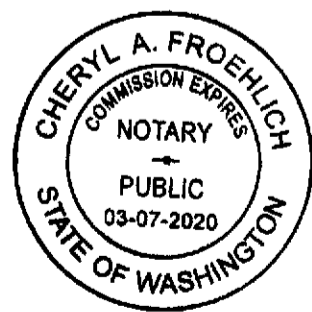
STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 5345.⁰⁰
Skagit Co. Treasurer
By M. M. Deputy

I certify that I know or have satisfactory evidence that Steve Burks is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Managing Member of LouisLane Enterprises LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 6-8-16

Katie Hickok Cheryl A. Froehlich
Notary Public in and for the State of Washington
Residing at , Washington
My appointment expires: 1/07/2019 3/7/20



Corporation

State of Washington

County of Whatcom



On this JUNE 8, 2014 [date], before me personally came JASON BURKS [owner or operator] to me known, who, being by me duly sworn, did depose and say that she/he resides at 17015 Island View Ln [address], that she/he is Managing Member [title] of Louislane Enterprises [corporation], the corporation described in and which executed the above instrument; that she/he knows the seal of said corporation; that the seal affixed to such instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation; and that she/he signed her/his name thereto by like order.

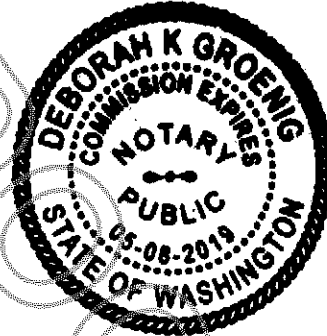
Deborah K. Groenig

Notary Public residing at 1733 H St, Suite 450

Printed Name: Deborah K. Groenig

My Commission Expires:

5/8/2019



DOCUMENT

EXHIBIT A

That portion of Government Lot 2, Section 31, Township 34 North, Range 3 East W.M., described as follows:

Beginning at the intersection of the South line of the LaConner-Pleasant Ridge County Road with the West line of said Section 31; thence East along the South line of said County Road 110 feet; thence South 100 feet; thence West 110 feet more or less to the West line of said Section; thence North to the point of beginning.

ALSO, Lot 12, Block 16, "CALHOUN ADDITION TO THE TOWN OF LACONNER", as per plat recorded in Volume 1 of Plats, Page 14, record of Skagit County.

ALSO, that portion of Government Lot 2, Section 36, Township 34 North, Range 2 East W.M., lying within the following described property:

Beginning at the Southeast corner of said Block 16, "CALHOUN ADDITION TO THE TOWN OF LACONNER", as per plat recorded in Volume 1 of Plats, Page 14, records of Skagit County; thence East 5 feet; thence North parallel with the East line of Lot 12 in said Block 16, 100 feet to a point due East of the North line of said Block 16; thence West 5 feet to the Northeast corner of Block 16; thence South to the point of beginning.

Exhibit B

SCHEDULE "B-1"

EXCEPTIONS:

A. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: December 12, 2003
Auditor's No.: 200312120091
Regarding: Conditional waiver agreement for sidewalk

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

B. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey for Acme Properties, LLC
Recorded: August 19, 2014
Auditor's No.: 201408190016