

AFTER RECORDING MAIL TO:  
S.J. & E Investments LLC, a Washington Limited Liability Company  
1436 East Fairhaven Ave.  
Burlington, WA 98233



201701190061

Skagit County Auditor \$74.00  
1/19/2017 Page 1 of 2 2:58PM

Filed for Record at Request of: WFG National Title Company of Washington, LLC  
Escrow Number: 16-70908

**Statutory Warranty Deed**

Grantor(s): Eric Landon, an unmarried person  
Grantee(s): S.J. & E Investments LLC, a Washington Limited Liability Company  
Abbreviated Legal: N/A Lot 10-11 B1236  
Additional legal(s) on page: 2  
Assessor's Tax Parcel Number(s): 4076-036-011-0002 | P-71538

THE GRANTOR Eric Landon, an unmarried person, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to S.J. & E Investments LLC, a Washington Limited Liability Company, the following described real estate, situated in the County of Skagit, State of Washington:

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

GRANTOR ACKNOWLEDGES THAT TITLE TO THE PROPERTY IS MARKETABLE AT THE TIME OF THIS CONVEYANCE. THE FOLLOWING SHALL NOT CAUSE THE TITLE TO BE UNMARKETABLE: RIGHTS, RESERVATIONS, COVENANTS, CONDITIONS, AND RESTRICTIONS, PRESENTLY OF RECORD AND GENERAL TO THE AREA; EASEMENTS AND ENCROACHMENTS, NOT MATERIALLY AFFECTING THE VALUE OF OR UNDULY INTERFERING WITH GRANTEE'S REASONABLE USE OF THE PROPERTY; AND RESERVED OIL AND/OR MINING RIGHTS.

Dated: January 17, 2017

Eric Landon

Land Title and Escrow

# 01-160794-0

STATE OF Washington }  
County of Snohomish } SS.

I certify that I know or have satisfactory evidence that Eric Landon is/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 the instrument.

Dated this 18 day of January, 2017

Notary Public in and for the State of WASHINGTON  
Residing at: 2000 1st Ave SE Everett WA 98201  
My appointment expires: April 23, 2018

SEAN A. SEALE  
Notary Public  
State of Washington  
My Commission Expires  
April 23, 2018

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2017223  
JAN 19 2017

Amount Paid \$ 895.00  
Skagit Co. Treasurer  
By: HB Deputy

**EXHIBIT "A"**  
**LEGAL DESCRIPTION TO STATUTORY WARRANTY DEED**

Lot 11 and the South 7 feet of Lot 10, Block 36, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY WASH.," as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.  
Situate in the City of Burlington, County of Skagit, State of Washington.

UNOFFICIAL DOCUMENT