

When recorded return to:  
James Franklin Hallquist  
906 Vera Court  
Mount Vernon, WA 98273



201704280218

Skagit County Auditor

\$77.00

4/28/2017 Page

1 of

5 3:42PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620030762

CHICAGO TITLE

020030762

### STATUTORY WARRANTY DEED

THE GRANTOR(S) AA133 LLC, a Washington Limited Liability Company

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Mary Ellen Hodgson, a married woman, as her separate estate; and James Franklin Hallquist, an unmarried man

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

Lot 32, PLAT OF BRITTWOOD, according to the plat thereof recorded in Volume 15 of Plats, pages 31 and 32, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P100864 / 4578-000-032-0001

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20171814

APR 28 2017

Amount Paid \$ 4259.20

Skagit Co. Treasurer

By *h. h. h.* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: April 26, 2017

AA133 LLC, a Washington Limited Liability Company

BY: \_\_\_\_\_

Xiao Zheng Lu  
General Manager

**STATUTORY WARRANTY DEED**  
(continued)

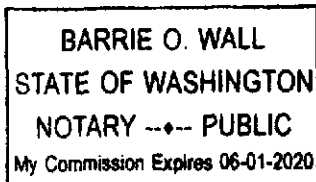
State of WA  
COUNTY of SNOHOMISH

I certify that I know or have satisfactory evidence that XIAO ZHENG LU

~~(s)~~are the person(s) who appeared before me, and said person acknowledged that ~~he/she/they~~  
signed this instrument, on oath stated that ~~he/she/they~~ was authorized to execute the instrument and  
acknowledged it as the General Manager of AA133 LLC, a Washington Limited Liability Company to be  
the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 4-27-2017

Barrie O. Wall  
Name: BARRIE O. WALL  
Notary Public in and for the State of WA  
Residing at: WINNWOOD  
My appointment expires: 6-1-2020



**EXHIBIT "A"**  
**Exceptions**

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: October 13, 1992  
Auditor's No(s): 9210130026, records of Skagit County, Washington  
In favor of: Public Utility District No. 1 of Skagit County  
For: Water pipeline  
Affects: The exterior 7 feet of the front boundaries of all lots in the plat of Brittwood
  
2. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: December 9, 1991  
Auditor's No.: 9112090089, records of Skagit County, Washington  
In favor of: Puget Sound Power and Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Strip of land 10 feet in width across all lots, tracts and spaces within said plat parallel and coincidental with the boundaries of all private and public street and road rights of ways
  
3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on PLAT OF BRITTWOOD:  
  
Recording No: 9203270022
  
4. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law;  
Recorded: March 27, 1992  
Auditor's No(s): 9203270023, records of Skagit County, Washington  
Executed By: Richard A. Hardt for Westside Associates, Limited Partnership  
  
Modification(s) of said covenants, conditions and restrictions  
  
Recording Date: January 29, 2010  
Recording No.: 201001290118
  
5. Assessments, if any, levied by City of Mount Vernon.

## EXHIBIT "A"

Exceptions  
(continued)

6. 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.