

AFTER RECORDING MAIL TO:

Konstantinos E. Tsimouris
318 Highland Drive
Bellingham, WA 98225



Skagit County Auditor
6/9/2017 Page

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2 1:49PM

\$74.00

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

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GUARDIAN NORTHWEST TITLE CO.

113753

STATUTORY WARRANTY DEED

File No: **NCS-844967-WA1 (cas)**

Date: **June 9, 2017**

Grantor(s): **Ariel Holdings Inc.**

Grantee(s): **Konstantinos E. Tsimouris**

Abbreviated Legal: **LOT 2, COPELAND BINDING SITE PLAN RECORDED AS AUDITOR'S
FILE NO. 201208290056**

Additional Legal on page:

Assessor's Tax Parcel No(s): **P131266, 8088-000-000-0002**

THE GRANTOR(S) Ariel Holdings Inc., a Washington Corporation for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Konstantinos E. Tsimouris, a single man, as his separate estate**, 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:

THE LAND REFERRED TO IN THIS REPORT/POLICY IS SITUATED IN THE STATE OF WASHINGTON, COUNTY OF SKAGIT, AND IS DESCRIBED AS FOLLOWS:

LOT 2, "COPELAND BINDING SITE PLAN" APPROVED AUGUST 21, 2012 AND RECORDED AUGUST 29, 2012 AS SKAGIT COUNTY AUDITOR'S FILE NO. 201208290056;

TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS ESTABLISHED BY DOCUMENTS RECORDED AS SKAGIT COUNTY AUDITOR'S FILE NOS. 200002160048 AND 201207060109 OVER AND ACROSS A PORTION OF LOT 2 OF SAID PLAN AS DELINEATED THEREON.

ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS PROPERTY TO THE SOUTH AS ESTABLISHED BY DOCUMENT RECORDED AS SKAGIT COUNTY AUDITOR'S FILE NO. 201207300247.

APN: P131266, 8088-000-000-0002

Statutory Warranty Deed
- continued

File No.: NCS-844967-WA1 (cas)

ALL OF THE ABOVE BEING A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 34 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.

Ariel Holdings Inc., a Washington Corporation

By: [Signature]
Name: Sean George
Title: Sole Director

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20172550
JUN 9 2017

Amount Paid \$ 65,687.00
Skagit Co. Treasurer
By: HB Deputy

PROVINCE OF BRITISH COLUMBIA
STATE OF Washington)
CITY VANCOUVER)-SS
COUNTY OF Whatcom)

I certify that I know or have satisfactory evidence that **Sean George**, 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 **Sole Director of Ariel Holdings Inc., a Washington Corporation** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: JUNE 6, 2017

[Signature]
Notary Public in and for the State of Washington

Residing at: VANCOUVER, B.C.

My
expires: DOES NOT EXPIRE

KEN B. FRIESEN
Barrister & Solicitor
FRIESEN & EPP
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