

**When recorded return to:**

Joel P McCloud and Kathleen J McCloud  
508 Debbie Drive  
Sedro Woolley, WA 98284



201801110045

Skagit County Auditor

\$77.00

1/11/2018 Page

1 of

4 1:50PM

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620033103

**CHICAGO TITLE**

**620033103**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Transworld Investment Group LLC, a Washington limited liability company  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration,  
as part of an IRS 1031 Tax Deferred Exchange  
in hand paid, conveys, and warrants to Joel P McCloud and Kathleen J McCloud, a married couple

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

Lot 3 Eden's Acres Plat No. LP-06-08, approved January 13, 2011 and recorded January 18, 2011  
under Auditor's File No. 201101180064, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P130513 / 4999-000-000-0003,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2018/45  
JAN 11 2018

Amount Paid \$ 5682.31

Skagit Co. Treasurer

By *[Signature]* Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: December 20, 2017

Transworld Investment Group LLC

BY: [Signature]  
Manjinder Kaur Deol  
Managing Member

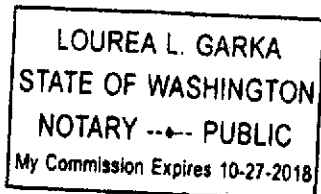
BY: [Signature]  
Subedar Singh Deol  
Managing Member

State of WASHINGTON  
County of Skagit

I certify that I know or have satisfactory evidence that Subedar Singh Deol  
is/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 Managing member of Transworld Investment Group LLC to be the  
free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: December 22, 2017

[Signature]  
Name: Lourea L Garka  
Notary Public in and for the State of WA  
Residing at: WILKINSON  
My appointment expires: 10/27/2018



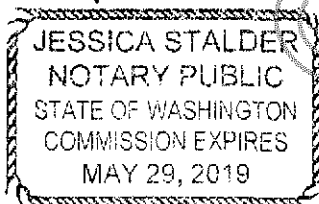
ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:  
Statutory Warranty Deed

State of Washington  
County of Skagit of Skagit

I certify that I know or have satisfactory evidence that Manjinder Kaur

is/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 Managing Member of Transworld Investment Group 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: 1/10/18



[Signature]  
Name: Jessica Stalder  
Notary Public in and for the State of WA  
Residing at: Mount Vernon  
My appointment expires: 5/29/19

**EXHIBIT "A"**  
Exceptions

1. Easement and Maintenance Agreement, including the terms and conditions thereof, disclosed by instrument;  
Recorded: December 29, 1995  
Auditor's No.: 9512290098, records of Skagit County, Washington  
In favor of: Owners of Lots in said Short Plat  
For: Ingress, egress and utilities
2. Agreement, Waiver of Protest and Special Power of Attorney including the terms, covenants and provisions thereof  
  
Recording Date: December 29, 1995  
Recording No.: 9512290099
3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 CITY OF SEDRO-WOOLLEY SHORT PLAT NO. SW-09-95:  
  
Recording No: 9512290100
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: February 23, 2009  
Recording No.: 200902230144
5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 EDEN'S ACRES PLAT NO. LP-06-08:  
  
Recording No: 201101180064
6. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document  
  
Recording Date: January 18, 2011  
Recording No.: 201101180065
7. Waiver of Protest Regarding ULID/LID Within the City of Sedro-Woolley including the terms, covenants and provisions thereof  
  
Recording Date: January 18, 2011  
Recording No.: 201101180066
8. Assessments, if any, levied by Eden's Acres Homeowners Association.
9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by City of Sedro-Woolley.