

POOR ORIGINAL



201802160123

AFTER RECORDING MAIL TO:
B & R Investment Group LLC
c/o William Becker, Member
15016 59th PL NE
Kenmore, WA 98028

Skagit County Auditor

\$76.00

2/16/2018 Page

1 of

3 3:10PM

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 02-165390-OE ✓

Land Title and Escrow Statutory Warranty Deed

THE GRANTORS JACK H. HINSHAW and MARGERY G. HINSHAW, husband and wife; and CATHERINE R. HINSHAW, CAROLYN L. HINSHAW and DAVID H. HINSHAW for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to B & R INVESTMENT GROUP, LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Ptn Lots 31 & 32, Norman & Wood's Subdivision.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 3808-000-032-0109, P58127

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title and Escrow Company's Preliminary Commitment No. 02-165390-OE.

Dated February 11, 2018

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018037
FEB 16 2018

Amount Paid \$ 361.00
Skagit Co. Treasurer
By *man* Deputy

David H Hinshaw Jack H Hinshaw AS HIS ATTY IN FACT
Margery G Hinshaw AS HER ATTY IN FACT Catherine R Hinshaw AS HER ATTY IN FACT
Carolyn L Hinshaw AS HER ATTY IN FACT

STATE OF Alaska
COUNTY OF Anchorage SS:

I certify that I know or have satisfactory evidence that **David H Hinshaw**
are the persons who appeared before me, and said persons acknowledged that he
signed this instrument and acknowledge it to be his free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: February 14, 2018

KAREN L. GILLUND
Notary Public
State of Alaska
My Commission Expires Oct 22, 2019

Karen L. Gillund
Printed Name of Notary:
Notary Public in and for the State of Alaska
Residing at Anchorage
My appointment expires: 10-22-2019

STATE OF Alaska
COUNTY OF Anchorage

Before me, a Notary Public of said State and County aforesaid, personally appeared David H Hinshaw, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jack H Hinshaw, Margery G Hinshaw, Catherine R Hinshaw and Carolyn L Hinshaw, as Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said Jack H Hinshaw, Margery G Hinshaw, Catherine R Hinshaw and Carolyn L Hinshaw.

Witness my hand and seal, this 14 day of February, 2018.

KAREN L. GILLUND
Notary Public
State of Alaska
My Commission Expires Oct 22, 2019

Karen L. Gillund
Notary Public in and for the State of Alaska
Residing at: Anchorage
My commission expires: 10-22-2019

EXHIBIT A

Lots 31 and 32, "PLAT OF NORMAN & WOOD'S SUB-DIVISION," as per plat recorded in Volume 4 of Plats, page 56, records of Skagit County, Washington,

EXCEPT that portion thereof lying Westerly of the Easterly line of a strip of land 120 feet in width as conveyed to the City of Anacortes for road purposes by Deed recorded June 15, 1959, under Auditor's File No. 581810,

AND EXCEPT the South 80 feet of said Lot 31.

Situate in the City of Anacortes, County of Skagit, State of Washington.