

When recorded return to:
Andrea K. Hamilton
9872 Pulver Rd
Burlington, WA 98233



201802280121
Skagit County Auditor
2/28/2018 Page

1 of

4 1:45PM \$77.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033380

CHICAGO TITLE
620033380

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 Andrea K. Hamilton, a single person

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

Lot 6 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): P130516 / 4999-000-000-0006

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018784
FEB 28 2018

Amount Paid \$5,700.00
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: January 29, 2018

Transworld Investment Group LLC

BY: *Manjinder Kaur Deol*
Manjinder Kaur Deol
Member

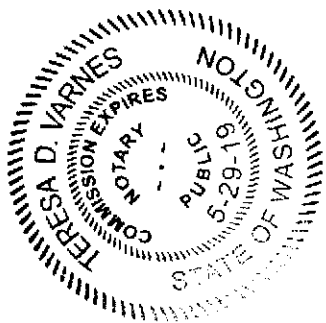
BY: *Subedar Singh Deol*
Subedar Singh Deol
Member

State of *Washington*
County of *Skagit*

I certify that I know or have satisfactory evidence that

Manjinder Kaur Deol
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 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: *1-30-18*



Teresa D. Varnes
Name: *Teresa D. Varnes*
Notary Public in and for the State of *WA*
Residing at: *Camano Island*
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,

EXHIBIT "A"

Exceptions (continued)

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.