



201804120049

Skagit County Auditor \$77.00
4/12/2018 Page 1 of 4 1:28PM

When recorded return to:
Pensco Trust Company LLC, a Colorado Limited Liability Company, Custodian FBO Gaylen Mouser IRA, as to an undivided 65% interest, Pensco Trust Company LLC, a Colorado Limited Liability Company, Custodian FBO James Mouser IRA, as to an undivided 35% interest
P.O. Box 173859
Denver Colorado 80217

Recorded at the request of:

File Number: 115705

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.
115705

THE GRANTOR GS Joint Holdings, LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE Pensco Trust Company LLC, a Colorado Limited Liability Company, Custodian FBO Gaylen Mouser IRA, as to an undivided 65% interest, and Pensco Trust Company LLC, a Colorado Limited Liability Company, Custodian FBO James Mouser IRA, as to an undivided 35% interest. the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Unit 2, Kendall Place Condominium

For Full Legal See Attached Exhibit "A"

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 as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P125653, 4914-000-002-0000

Dated 4-11-18

GS Joint Holdings, LLC

Shannon Little
By: Shannon Little, Managing Member

Sarah Berry
By: Sarah Berry, Authorized Agent

Giles Little
By: Giles Little, Authorized Agent

Gordon Berry
By: Gordon Berry, Authorized Agent

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20181451
APR 12 2018

Amount Paid \$ 3209.⁰⁰
Skagit Co. Treasurer
By Adam Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Shannon Little, Giles Little, Sarah Berry and Gordon Berry is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the Authorized Agents of GS Joint Holdings LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: April 11, 2018

Eleanor Romero
Eleanor Romero

Notary Public in and for the State of Washington
Residing at Washington Mt. Vernon
My appointment expires: 6/23/2021



EXHIBIT A

Unit 2, "KENDALL PLACE CONDOMINIUM", (a condominium), according to the Amended Declaration thereof recorded September 6, 2007, under Auditor's File No. 200709060103, records of Skagit County, Washington, and Survey Map and Plans thereof recorded under Auditor's File No. 200701240072, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington

Exhibit B

EXCEPTIONS:

A. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989 (R.C.W. 64.34) and as may be hereafter amended.

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation
Recorded: May 24, 2006
Auditor's No.: 200605240036
Purpose: The right to construct, install, operate, maintain, protect, improve, repair and abandon in place a natural gas pipeline or pipelines, regulation devices and metering equipment. Together with, the non-exclusive right of access to and from said property for the purposes of utilizing the rights
Area Affected: Common area

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Comcast of Washington IV, Inc.
Recorded: August 11, 2006
Auditor's No.: 200608110158
Purpose: Right-of-way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time a broadband communications system (hereinafter referred to as the "System") consisting of wires, underground conduits, cables, pedestals, vaults and including but not limited to above ground enclosures, markers and concrete pads or other appurtenant fixtures and equipment necessary or useful for distributing broadband services and other like communications.
Area Affected: Common area

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County
Recorded: October 24, 2006
Auditor's No.: 200610240038
Purpose: The perpetual right, privilege and authority enabling the District to do all things necessary or proper in the construction and maintenance of a water, sewer and communication, lines or other similar public services related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter,

replace, relocated, connect to an located at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation and control of water, sewer an electronic information.
Common area

Area Affected:

E. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Recorded: January 24, 2007
Auditor's No.: 200701240072

F. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and as may be contained in the bylaws adopted pursuant to said Declaration.

Recorded: January 24, 2007
Auditor's File No.: 200701240073

Said instrument was modified by instrument recorded September 6, 2007, under Auditor's File No. 200709060103.