

When recorded return to:  
Emmanuel Martinez Vargas  
1215 Virginia Street  
Mount Vernon, WA 98273



201804300163

Skagit County Auditor \$76.00  
4/30/2018 Page 1 of 3 1:43PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620034418

CHICAGO TITLE  
620034418

### STATUTORY WARRANTY DEED

THE GRANTOR(S) BJT Holdings LLC, a Nevada limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Emmanuel Martinez Vargas, an unmarried man and Alli L. Bessette, an unmarried woman

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

Lots 5 and 6, Block 6, PLAT OF THE SOUTHERN ADDITION TO MT. VERNON, according to the plat thereof recorded in Volume 2 of Plats, page 110, records of Skagit County, Washington;

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P54322 / 3758-006-006-0009,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20181765  
APR 30 2018

Amount Paid \$ 3565.<sup>00</sup>  
Skagit Co. Treasurer  
By *man* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: April 19, 2018

BJT Holdings LLC

BY: \_\_\_\_\_

Jeff Ehlert  
Sole Member/Manager

State of Washington

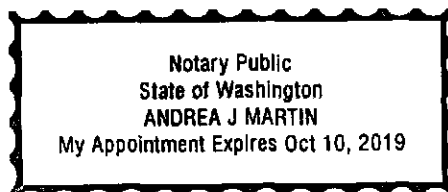
County of Skagit

I certify that I know or have satisfactory evidence that Jeff Ehlert

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 Sole Member/Manager of BJT Holdings LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: April 20, 2018

Andrea J Martin  
Name: ANDREA J MARTIN  
Notary Public in and for the State of Washington  
Residing at: Buckington  
My appointment expires: 10-10-19



**EXHIBIT "A"**  
Exceptions

1. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: September 26, 1991  
Recording No.: 9109260073  
Matters shown: Wood frame garage

2. Assessments, if any, levied by City of Mount Vernon.
3. City, county or local improvement district assessments, if any.