

When recorded return to:
Brandon A Cruse
17240 Bennett Road
Mount Vernon, WA 98273



201806220068

06/22/2018 01:47 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034817

CHICAGO TITLE
620034817

STATUTORY WARRANTY DEED

THE GRANTOR(S) Flip Right Investments LLC, a Washington 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 Brandon A Cruse, an unmarried person

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

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

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

Lot(s): 6-7 Block: 2 PLAN OF AVON

Tax Parcel Number(s): P70413 / 4044-002-007-0009,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018 2715

JUN 22 2018

Amount Paid \$ 5,256.⁰⁰

Skagit Co. Treasurer

By *M. Dean* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 15, 2018

Flip Right Investments LLC

BY: [Signature]
Josh Sampson
Member

BY: [Signature]
Sarah Sampson
Member

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Josh Sampson and Sarah Sampson
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 Members of Flip Right Investments, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 6/21/18

[Signature]
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Waukesville, WA
My appointment expires: 10/1/2019

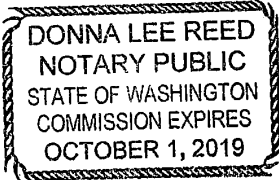


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P70413 / 4044-002-007-0009

PARCEL A:

Lots 6 and 7, Block 2, PLAN OF AVON, according to the plat thereof recorded in Volume 1 of Plats, page 2, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

That portion of the Northeasterly Half of vacated Grove Street, as shown on Plan of Avon, according to the plat thereof recorded in Volume 1 of Plats, page 2, records of Skagit County, Washington, lying between the Southeasterly line of Second Street (now known as Bennett Road) and the centerline of the alley running through Blocks 2 and 3 of said "Plan of Avon";

TOGETHER WITH the Northwesterly Half of the vacated alley in said Block 2 adjacent to and abutting upon Lots 6 and 7, Block 2 in said "Plan of Avon".

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
Recorded: March 28, 1888 and March 31, 1888
Auditor's No(s): No recording numbers
Executed By: No spirituous liquors or wine of any kind or descriptions whatever shall be made or sold or given away on the premises
2. Agreement, including the terms and conditions thereof; entered into;
By: The Ralph and Eris Williams Living Trust
And Between: Skagit Count Diking District No. 12
Recorded: March 3, 1997
Auditor's No.: 9703030037, records of Skagit County, Washington
Providing: Access easement agreement
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 Survey:

Recording No: 9805080034
4. City, county or local improvement district assessments, if any.