

When recorded return to:  
Munair Patrice Keynes Simpson  
2342 Shattuck Ave #821  
Berkeley, CA 94704



**201807250041**

07/25/2018 01:30 PM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620032232

**CHICAGO TITLE**  
**620032232**

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Double Diamond Properties 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 Munair Patrice Keynes Simpson, 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): Ptn 38 and 39 BIG LAKE WATER FRONT TRS

Tax Parcel Number(s): P112522 / 3862-000-039-0300

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

201807251  
JUL 25 2018

Amount Paid \$ 272.00  
Skagit Co. Treasurer  
By *MA* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 17, 2018

Double Diamond Properties LLC, a Washington Limited Liability Company

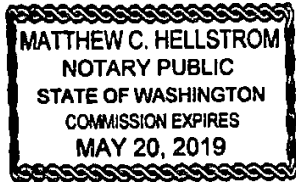
BY: *Michael Maricich*  
Micheal Maricich, ~~Governor~~ Sole Member

State of WA  
Spokane County of Spokane

I certify that I know or have satisfactory evidence that Michael Maricich

I am 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 ~~Governor~~ Sole Member of Double Diamond Properties LLC, a Washington Limited Liability Company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 7/21/18



*Matthew C. Hellstrom*  
Name: Matthew C. Hellstrom  
Notary Public in and for the State of WA  
Residing at: Spokane WA  
My appointment expires: May 20, 2019

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P112522 / 3862-000-039-0300**

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That portion of Tracts 38 and 39, "BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington, lying Westerly of the H. C. Peters Road Extension 263, as deeded in Skagit County by Deed recorded June 26, 1947, under Auditor's File No. 46022 and lying Westerly of the following described line:

Beginning at the Southwest corner of said Tract 39;  
thence Northeasterly along the Southerly line of said Tract 39, a distance of 75 feet to the true point of beginning of this line description;  
thence Northwesterly, at right angles to said South line of Tract 39, to the Southerly right of way line of the H. C. Peters Road Extension 263, as deeded to Skagit County by deed recorded June 26, 1947, under Auditor's File No. 406022, and the terminus of this line description,

EXCEPT 40 foot road right of way deeded to Skagit County by deed recorded in Volume 119 of Deeds, page 254.

Situate in the County of Skagit, State of Washington.

**EXHIBIT "B"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to: Skagit County Sewer District No. 2  
Purpose: Ingress and Egress to pump site  
Recording Date: June 26, 1981  
Recording No.: 8106260069  
Affects: Not disclosed of record
2. Sewer Service Agreement, including the terms, covenants and provisions thereof  

Recording Date: May 13, 1996  
Recording No.: 9605130096
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to: Skagit County Sewer District No. 2  
Purpose: Ingress and Egress to pump station  
Recording Date: May 13, 1996  
Recording No.: 9605130097  
Affects: Not disclosed of record
4. 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: 200001310003
5. Skagit County Variance No VA 00- 193, including the terms, covenants and provisions thereof  

Recording Date: November 9, 2000  
Recording No.: 200011090064
6. Plat Lot of Record Certification  

Recording Date: May 20, 2008  
Recording No.: 2008005200081

**EXHIBIT "B"**  
Exceptions  
(continued)

7. City, county or local improvement district assessments, if any.