



201808130109

08/13/2018 03:15 PM Pages: 1 of 7 Fees: \$105.00  
Skagit County Auditor

AFTER RECORDING MAIL TO:

KMG Realty, LLC  
650 South Orcas Street  
Seattle, WA 98108

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20183554  
AUG 13 2018

Amount Paid \$ 49,845.<sup>00</sup>  
Skagit Co. Treasurer  
By *man* Deputy

Filed for Record at Request of:  
First American Title Insurance Company National Commercial  
Services

Space above this line for Recordors use only  
GUARDIAN NORTHWEST TITLE CO.  
115418

**STATUTORY WARRANTY DEED**

File No: **NCS-903733-WA1 (II)**

Date: **August 10, 2018**

Grantor(s): **Amber Investments LLC and Kelvin Burlington LLC and Brent Nicholson LLC**  
Grantee(s): **KMG Realty, LLC**  
Abbreviated Legal: **SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, SW NW (AKA LOT 3 FRED MEYER RETAIL STORE BSP)**  
Additional Legal on page:  
Assessor's Tax Parcel No(s): **P104516**

#903733  
1ST AM (6)

**THE GRANTOR(S) Amber Investments LLC, a Washington limited liability company and Kelvin Burlington LLC, a Washington limited liability company and Brent Nicholson 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 KMG Realty, LLC, a Washington limited liability company, the following described real estate, situated in the County of Skagit, State of Washington.**

**LEGAL DESCRIPTION:** Real property in the County of Skagit, State of Washington, described as follows:

**LOT 3, FRED MEYER RETAIL STORE BINDING SITE PLAN, APPROVED DECEMBER 29, 1993, AND RECORDED JANUARY 10, 1994, UNDER AUDITOR'S FILE NO. 9401100038, IN VOLUME 11 OF SHORT PLATS, PAGES 41 – 48, INCLUSIVE, AND AMENDED BY DOCUMENT RECORDED NOVEMBER 3, 1997 AS AUDITOR'S FILE NO. 9711030141 IN VOLUME 13 OF SHORT PLATS, PAGE 57; BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.,**

**TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, UTILITIES AND PARKING AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT RECORDED SEPTEMBER 10, 1993, UNDER AUDITOR'S FILE NO. 9309100062, RECORDS OF SKAGIT COUNTY, WASHINGTON.**

APN: P104516


Statutory Warranty Deed  
- continued

File No.: NCS-903733-WA1 (II)

Subject To: 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.

Amber Investments LLC, a Washington limited liability company

By: The Adrienne Lau Revocable Trust, Its Member

By:   
Name: Adrienne Lau  
Title: Trustee

Kelvin Burlington LLC, a Washington limited liability company

By: \_\_\_\_\_  
Name: Brian C. Moss  
Title: Member

Brent Nicholson LLC, a Washington limited liability company

By: \_\_\_\_\_  
Name: Brent C. Nicholson  
Title: Member

APN: P104516

Statutory Warranty Deed  
- continued

File No.: NCS-903733-WA1 (II)


Subject To: 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.

Amber Investments LLC, a Washington limited liability company

By: The Adrienne Lau Revocable Trust, Its Member

By: \_\_\_\_\_  
Name: Adrienne Lau  
Title: Trustee

Kelvin Burlington LLC, a Washington limited liability company

By:  \_\_\_\_\_  
Name: Brian C. Moss  
Title: Member

Brent Nicholson LLC, a Washington limited liability company

By: \_\_\_\_\_  
Name: Brent C. Nicholson  
Title: Member

APN: P104516

Statutory Warranty Deed  
- continued

File No.: NCS-903733-WA1 (II)

Subject To: 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.

Amber Investments LLC, a Washington limited liability company

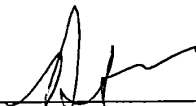
By: The Adrienne Lau Revocable Trust, Its Member

By: \_\_\_\_\_  
Name: Adrienne Lau  
Title: Trustee

Kelvin Burlington LLC, a Washington limited liability company

By: \_\_\_\_\_  
Name: Brian C. Moss  
Title: Member

Brent Nicholson LLC, a Washington limited liability company

By:  \_\_\_\_\_  
Name: Brent C. Nicholson  
Title: Member

APN: P104516

Statutory Warranty Deed  
- continued

File No.: NCS-903733-WA1 (II)

STATE OF Hawaii ~~Washington~~ )  
 )  
COUNTY OF Honolulu )-ss  
 )

I certify that I know or have satisfactory evidence that **Adrienne Lau**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they is/are authorized to execute the instrument and acknowledged it as the **Trustee of the Adrienne Lau Revocable Trust Member of Amber Investments LLC** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

NOTARY PUBLIC CERTIFICATION  
Chad Raymond Bilonta First Judicial Circuit  
Dated: 08/10/18  
Doc. Description: Demurrer Deed

No. of Pages: 4 Date of Doc. 08/10/18  
08/10/18  
Notary Signature \_\_\_\_\_ Date \_\_\_\_\_  
STATE OF Washington )  
 )-ss  
COUNTY OF )

Print Name: Chad Raymond Bilonta  
Notary Public in and for the State of Washington  
Residing at: Honolulu Hawaii  
My appointment expires: 01/01/2021

I certify that I know or have satisfactory evidence that **J. Terry Moss, Susan K. Moss, James P. Moss & Kelly K. Moss**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they is/are authorized to execute the instrument and acknowledged it as the **Member of Kelvin Burlington LLC** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

Print Name: \_\_\_\_\_  
Notary Public in and for the State of Washington  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

APN: P104516

Statutory Warranty Deed  
- continued

File No.: NCS-903733-WA1 (II)

STATE OF Washington )  
 )-ss  
COUNTY OF )

I certify that I know or have satisfactory evidence that **Adrienne Lau**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they is/are authorized to execute the instrument and acknowledged it as the **Trustee of the Adrienne Lau Revocable Trust Member of Amber Investments LLC** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

Print Name:

Notary Public in and for the State of Washington

Residing at:

My appointment expires:

STATE OF New York )  
 Washington )-ss  
COUNTY OF New York )

*Daria DeChirico***BRIAN C. MOSS**

I certify that I know or have satisfactory evidence that **J. Terry Moss, Susan K. Moss, James P. Moss & Kelly K. Moss**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they is/are authorized to execute the instrument and acknowledged it as the **Member of Kelvin Burlington LLC** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 8/7/2018*Daria DeChirico*Print Name: Daria DeChiricoNotary Public in and for the State of Washington New YorkResiding at: New YorkMy appointment expires: June 20, 2020

APN: P104516

Statutory Warranty Deed  
- continued

File No.: NCS-903733-WA1 (II)

STATE OF Washington )  
 )-ss  
COUNTY OF KING )

I certify that I know or have satisfactory evidence that **Brent C. Nicholson** is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they is/are authorized to execute the instrument and acknowledged it as the **Member of Brent Nicholson LLC** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: August 8, 2018

A. Moniqueje Schmitt-Johnson  
Print Name: A. MONIQUEJE SCHMITT-JOHNSON  
Notary Public in and for the State of Washington  
Residing at: Seattle, WA.  
My appointment expires: 1-30-22

