



**201809280103**

09/28/2018 11:41 AM Pages: 1 of 3 Fees: \$101.00  
Skagit County Auditor

**AFTER RECORDING MAIL TO:**

Derek Green  
413 Murdock Street  
Sedro Woolley, WA 98284

Filed for Record at Request of:  
Land Title & Escrow of Skagit & Island County  
Escrow No.: 01-168411-OE ✓

**Land Title and Escrow Statutory Warranty Deed**

THE GRANTOR BPO NW FIX & FLIP 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 DEREK GREEN, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lots 6 & 7, Ptn Lot 8, Blk 18, Junction Add. To Sedro.

For Full Legal See Attached Exhibit "A"

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 01-168411-OE.

Tax Parcel Number(s): 4166-018-007-0007, P76715

Dated September 19, 2018

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

201809280103  
SEP 28 2018

Amount Paid \$ 4241.40  
Skagit Co. Treasurer  
By *MA* Deputy

BPO NW FIX & FLIP LLC

  
By: Donald Oneida, Manager

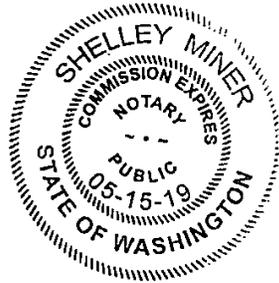
STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Donald Oneida signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Manager of BPO NW FIX & FLIP LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: September 25, 2018



Shelley Miner  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: 5/15/19



**EXHIBIT A**

Lots 6 and 7, Block 18, "REPLAT OF THE JUNCTION ADDITION TO SEDRO," as per plat recorded in Volume 3 of Plats, page 48, records of Skagit County, Washington.

TOGETHER WITH that portion of Lot 8, Block 18, "REPLAT OF THE JUNCTION ADDITION TO SEDRO," as per plat recorded in Volume 3 of Plats, page 48, records of Skagit County, Washington, described as follows:

Beginning at the Northwest corner of said Lot 8;  
thence Southerly, along the Westerly line thereof, a distance of 8 feet, more or less, to an existing fence, as said fence is shown on that certain record of Survey recorded March 12, 1993, in Volume 14 of Surveys, page 29, under Auditor's File No. 9303120032;  
thence Easterly, along said existing fence, to the Easterly line of said Lot 8;  
thence Northerly, along said Easterly line, a distance of 7.5 feet, more or less, to the Northeast corner of said Lot 8;  
thence Westerly, along the Northerly line of said Lot 8, to the point of beginning.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.