



201811200101

11/20/2018 03:48 PM Pages: 1 of 2 Fees: \$100.00
Skagit County Auditor

When recorded return to:

Valasara LLC, a Washington Limited Liability Company and Kevin John Pierotti
23707 SE 221st St
Maple Valley WA 98038

Land Title and Escrow

01-169364-0

STATUTORY WARRANTY DEED

THE GRANTOR(S) BLA Investments LLC, a Washington Limited Liability Company

for and in consideration of \$10.00 and good and other valuable consideration as a part of an IRS 1031
Tax Deferred Exchange

in hand paid, conveys, and warrants to Valasara LLC, a Washington Limited Liability Company and Kevin
John Pierotti, a married man

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

PARCEL "A": Lot 2 and that portion of Lot 3, Sedro-Woolley Short Plat No. SW-07-79, approved July 22, 1980 and filed September 4, 1980 under Auditor's File No. 8009040011, in Volume 4 of Short Plats, page 169, records of Skagit County, Washington, being a portion of Lots 8, 9, 10 and 11, "SEDROACREAGE", as per plat recorded in Volume 3 of Plats, page 35, records of Skagit County, Washington, described as follows: A strip of land ten (10) feet wide, lying adjacent to, and contiguous with the North line of Lot 2 of said Short Plat SW-07-79, and lying West of the Northerly projection of the East line of said Lot 2. Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

PARCEL "B": A non-exclusive right of ingress and egress over and across that portion of Lot 3 of said Sedro-Woolley Short Plat No. SW-07-79, described as follows: The Northerly 30 feet of a strip of land 40 feet wide, lying North of, adjacent to, and contiguous with the North line of the above described Lot 2, and lying West of the Northerly projection of the East line of said Lot 2. Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

SUBJECT TO:

1. Unrecorded leaseholds, if any; rights of vendors and holders of security interests on personal property installed upon said Land, and rights of tenants to remove trade fixtures at the expiration of the term.
2. Easements, restrictions, and other matters shown on Schedule "B-1" attached are also excepted from coverage. The easements, restrictions and other matters shown as lettered exceptions on Schedule "B-1" are excepted from policy coverage to the same extent that the numbered Schedule "B" Special Exceptions shown herein are excepted from policy coverage.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20185131

NOV 20 2018

Abbreviated Legal:

Tax Parcel Number(s): 4170-000-011-0607 P76954

Amount Paid \$ 35,160.⁰⁰
Skagit Co. Treasurer
By *m am* Deputy

LPB 10-05

Dated: November 14, 2018

BLA Investments, L.L.C., a Washington limited
liability company, Exchanger



Brandon Atkinson, Managing Member



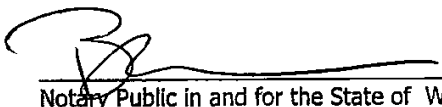
Kate Atkinson, Managing Member

State of Washington

County of Snohomish

I certify that I know or have satisfactory evidence that BRANDON ATKINSON AND KATE ATKINSON (is/are) the person(s) who appeared before me, and said person(s) acknowledge that (he/she/they) signed this instrument, on oath state that (he/she/they) (is/are) authorized to execute the instrument and acknowledged it as the MEMBERS of BLA INVESTMENTS LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: November 16, 2018



Notary Public in and for the State of Washington

My appointment expires: 8/15/20

NOTARY PUBLIC
STATE OF WASHINGTON
BARBARA K. WEYMOUTH
My Appointment Expires
AUGUST 15, 2020