



201901030045

01/03/2019 03:25 PM Pages: 1 of 2 Fees: \$100.00
Skagit County Auditor

When recorded return to:
BLA Investments, LLC, a Washington Limited Liability Company
16559 Country Club Drive
Burlington WA 98233

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number: 116783

Statutory Warranty Deed 116783
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Larry J. Quesnell and Karen E. Quesnell, each as their separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, as part of an IRs 1031 Tax Deferred Exchange, in hand paid, conveys and warrants to BLA Investments L.L.C., a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Ptn. Lot 4, Block 29, and Tract VII, Syndicate Addition to La Conner

Tax Parcel Number(s): P74425, 4128-029-007-0209

Lot 4, Block 29, AND Tract VII, EXCEPT the North 6 feet thereof, all in "MAP OF SYNDICATE ADDITION TO THE TOWN OF LACONNER, SKAGIT CO., WASH.," as per plat recorded in Volume 2 of Plats, page 109, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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 as described in Exhibit "A" attached hereto

Dated 1-3-19 mm

Larry J. Quesnell
Larry J. Quesnell

Karen E. Quesnell
Karen E. Quesnell

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
201923
JAN 03 2019
Amount Paid \$ 5434.⁰⁰
Skagit Co. Treasurer
By mm Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Larry J. Quesnell and Karen E. Quesnell, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 1/3/19

Mary Miller
Printed Name: Mary Miller
Notary Public in and for the State of Washington
Residing at Stanwood
My appointment expires: 01-19-22
mm

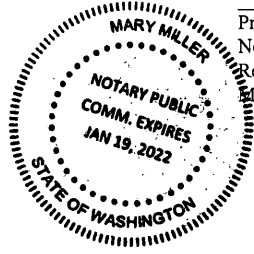


Exhibit A

EXCEPTIONS:

A. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Syndicate Addition to the Town of La Conner
Recorded: May 16, 1890
Auditor's No.: Volume 2 of Plats, page 109

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, **and older Plats that have opted in**, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

B. Provisions and matters regarding a boundary line adjustment set forth on document recorded under Auditor's File No. 200808140061.