

When recorded return to:  
Kiana Wright  
17494 West Big Lake Boulevard  
Mount Vernon, WA 98274



**201901180057**

01/18/2019 01:52 PM Pages: 1 of 3 Fees: \$101.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620036807

**CHICAGO TITLE**  
020036807

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Just Flipping Investors 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 Kiana Wright and Jayson Townsend, both unmarried

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.)

PTN GOV LOT 3, 36-34-04

Tax Parcel Number(s): P29908 / 340436-0-035-0003

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2019 198  
JAN 18 2019

Amount Paid \$5540.<sup>80</sup>  
Skagit Co. Treasurer  
By *mmw* Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: December 14, 2018

Just Flipping Investors LLC

BY: Rainee L Coleman  
Rainee L Coleman  
Manager

BY: Jerry L Thompson  
Jerry L Thompson  
Manager

State of Washington  
Skagit county of Skagit

I certify that I know or have satisfactory evidence that Rainee L. Coleman and Jerry L. Thompson is/are 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 Managers of Just Flipping Investors LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: December 18, 2018

Kathryn A. Freeman  
Name: Kathryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: Skonomish co  
My appointment expires: 9-01-2022

Notary Public  
State of Washington  
Kathryn A Freeman  
Commission No. 149913  
My Commission Expires 09-01-2022

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P29908 / 340436-0-035-0003**

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That portion of Government Lot 3 in Section 36, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point 20 feet North and 350 feet East of the Southwest corner of said Government Lot 3;

Thence North 80 feet;

Thence East 120 feet, more or less, to the Westerly line of the county road;

Thence Southerly along said Westerly line 80 feet, more or less, to a point 20 feet North of the South line of said Government Lot 3;

Thence West 120 feet, more or less, to the place of beginning.

Situated in Skagit County, Washington.