

When recorded return to:
Cale Averill and Jessica Averill
824 Brighton Court
Burlington, WA 98233



201907100060

07/10/2019 11:43 AM Pages: 1 of 5 Fees: \$105.50
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620037691

CHICAGO TITLE
020037691

STATUTORY WARRANTY DEED

THE GRANTOR(S) Transworld Investment Group 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 Cale Averill and Jessica Averill, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 11, PLAT OF MAIBEN GLEN DIVISIONS 1 AND 2, recorded under Auditor's File No. 201711130061, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P133974/ 6047-000-011-0000

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20192841
JUL 10 2019

Amount Paid \$ 7659.⁰⁰
Skagit Co. Treasurer
By *mm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 2, 2019

Transworld Investment Group LLC

BY: *[Signature]*
Manjinder Kaur Deol
Member

BY: *[Signature]*
Subedar Singh Deol
Member

State of Washington
County of Okagut

I certify that I know or have satisfactory evidence that Manjinder Kaur Deol
and Subedar Singh Deol
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 Members of Transworld Investment Group, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 7/8/19

[Signature]
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Maple Hill, Wa
My appointment expires: 10/1/2019

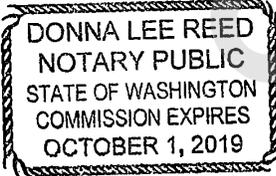


EXHIBIT "A"

Exceptions

1. Terms and conditions of City of Burlington Ordinance No. 1079
Recording Date: February 7, 1986
Recording No.: 8602070030
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 200412010051
3. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: June 4, 2013
Recording No.: 201306040050
4. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth above:

Imposed by: Helgeson 32 Long Plat Association
5. Terms and conditions of Quit Claim Deed Boundary Line Adjustment

Recording Date: May 1, 2015
Recording No.: 201505010100
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: September 30, 2016
Recording No.: 201609300214
Affects: Portion of said premises

EXHIBIT "A"Exceptions
(continued)

7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on PLAT OF MAIBEN GLEN DIVISIONS 1 AND 2:

Recording No: 201711130061

8. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: February 8, 2018
Recording No.: 201802080042

9. Development Agreement including the terms, covenants and provisions thereof

Recording Date: April 24, 2018
Recording No.: 201804240031

10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by the City of Burlington.
12. Assessments, if any, levied by Brighton Homeowners Association.
13. Assessments, if any, levied by Helgeson 32 Long Plat Association.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated June 07, 2019
between Cale Averill Jessica Averill ("Buyer")
Buyer Buyer
and TIG ("Seller")
Seller Seller
concerning 824 Brighton Court Burlington WA 98233 (the "Property")
Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticon
Cale Averill 06/07/2019
Buyer 08:54:48 PM PDT Date

[Signature] 06/08/2019
Seller Date

Authenticon
Jessica Averill 06/07/2019
Buyer 08:43:34 PM PDT Date

[Signature] 06/08/2019
Seller Date