

When recorded return to:
KBD Investing, LLC
1777 S Burlington Blvd #219
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-3337

Aug 08 2019

Amount Paid \$2408.00

Skagit County Treasurer

By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620039251

CHICAGO TITLE
020039251

STATUTORY WARRANTY DEED

THE GRANTOR(S) Leroy Rohde and Maryann Rohde, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to KBD Investing LLC

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.)

Lt 8 and W1/2 Lt 9, Blk 42, First to Sedro, Skagit County, WA


Tax Parcel Number(s): P75806/ 4150-042-009-0003


Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 30, 2019

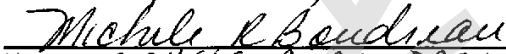


Leroy Rohde


Maryann Rohde

State of WASHINGTON *mrB*
County of ~~SKAGIT~~ *Whatcom*

I certify that I know or have satisfactory evidence that Leroy Rohde and Maryann Rohde are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 7, 2019


Name: MICHELE R BOUDREAU
Notary Public in and for the State of WA
Residing at: Bellingham
My appointment expires: May 29, 2023

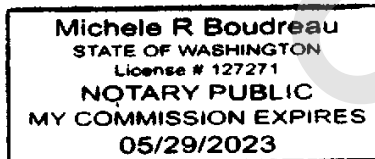


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P75806/ 4150-042-009-0003

LOT 8 AND THE WEST HALF OF LOT 9 IN BLOCK 42 IN FIRST ADDITION TO THE TOWN OF SEDRO WOOLLEY, WASHINGTON, ACCORDING TO THE PLAT THEROF RECORDED IN VOLUME 3 OF PLATS, PAGE 29, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. 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 the First Addition to the Town of Sedro Woolley:

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2. City, county or local improvement district assessments, if any.
3. Assessments, if any, levied by Sedro Woolley.