

AFTER RECORDING MAIL TO:

CJ EBERT
2911 1/2 Hewitt Avenue, Suite 1
Everett, WA 98201

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-174288-OE
Land Title and Escrow

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-5431
Dec 17 2019
Amount Paid \$5046.85
Skagit County Treasurer
By Marissa Guerrero Deputy

Statutory Warranty Deed

THE GRANTORS MICHAEL A. BIRD and DAVID A. BIRD, each as their separate property (PROPERTY IS NOT GRANTOR'S PRIMARY RESIDENCE) for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to SNAPDRAGON HILL LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Ptn Blks 11 & 12, Syndicate Add. To Town Of La Conner.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 4128-011-011-0003, P74321, 4128-012-008-0006, P74323

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title and Escrow Company's Preliminary Commitment No. 01-174288-OE.

Dated December 11, 2019

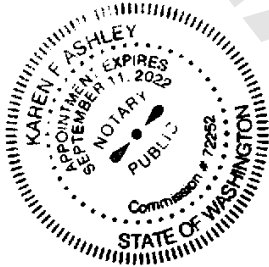
David A. Bird
David A. Bird

Michael A. Bird
Michael A. Bird

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Michael A. Bird and David A. Bird is / are the person(s) who appeared before me, and said person(s) acknowledged that he / she / they signed this instrument and acknowledged it to be his / her / their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: December 16th 2019



Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2022

EXHIBIT A

Lots 10 and 11 Block 11, and Lots 3 to 8, inclusive, Block 12, all in the "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.," as per plat recorded in Volume 2 of Plats, page 109, records of Skagit County, Washington;

EXCEPT the South 32 feet of the West 6 feet of said Lot 10, Block 11.

Situate in the Town of LaConner, County of Skagit, State of Washington.