

**When recorded return to:**  
Rainee L Thompson  
Just Flipping Investors, LLC  
23588 Cooma Place  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-162  
Jan 14 2020  
Amount Paid \$4165.00  
Skagit County Treasurer  
By Bridget Ibarra Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620041072

**CHICAGO TITLE**  
**620041072**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) KBD Investing 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 Just Flipping Investors, LLC, a Washington limited liability  
company

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.)

Lot(s): 8 and Ptn. 9, Block: 42, ~~First to Sedro Woolley~~ *First Addition to the*

Tax Parcel Number(s): P75806 / 4150-042-009-0003 *Town of Sedro Woolley*

Subject to:

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

*(na)*

**STATUTORY WARRANTY DEED**  
(continued)

Dated: January 13, 2020

KBD Investing LLC

BY: *Wendy R Pullen*  
Wendy R Pullen  
Sole Member

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Wendy R Pullen is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Sole Member of KBD Investing LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 1-13-2020

*Jennifer Brazil*  
Name: Jennifer Brazil  
Notary Public in and for the State of WA  
Residing at: Skagit County  
My appointment expires: 7-25-2020

Notary Public  
State of Washington  
Jennifer Brazil  
Commission Expires 07/25/2020

**EXHIBIT "A"**  
Legal Description

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

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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 THEREOF 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. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2020.  
  
Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.
4. City, county or local improvement district assessments, if any.