

**When recorded return to:**

Taylor Green and Bopha Yok Green  
3703 W 2nd Street  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-466

Feb 06 2020

Amount Paid \$13345.00  
Skagit County Treasurer  
By Marissa Guerrero Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

CHICAGO TITLE COMPANY  
620041255

Escrow No.: 245419835

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Rubicon IDC, LLC, a Washington Limited Liability Company

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Taylor Green and Bopha Yok Green, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

Lots 1, 2 and the East half of Lot 3, Block 1204, Northern Pacific Addition to Anacortes, according to the plat recorded in Volume 2 of Plats, pages 9 through 11, records of Skagit County, Washington.

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

Tax Parcel Number(s): P58278, 3809-204-010-0102

**STATUTORY WARRANTY DEED**  
(continued)Dated: 04/31/2020

Rubicon I.D.C., LLC.

BY: Matthew Lynch  
Matthew Lynch  
Managing MemberState of WASHINGTON  
County of WHATCOM

I certify that I know or have satisfactory evidence that Matthew Lynch 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 Managing Member of Rubicon I.D.C., LLC. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 04/31/2020Name: Kelli Moquin  
Notary Public in and for the State of WA  
Residing at: Blaine  
My appointment expires: 08/17/2021

**SPECIAL EXCEPTIONS:**

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 Northern Pacific Addition to Anacortes.

Covenants, conditions, restrictions and easements 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: November 24, 1954  
Recording No.: 509693

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: 8907190034

Any rights, interests, or claims which may exist or arise by reason of any matters disclosed by survey,

Recording Date: April 25, 2018  
Recording No.: 201804250012

Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.