

When recorded return to:
Jignesh Padia and Zankar Jani
829 Samish Way
Bellingham, WA 98229

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-3796
Sep 22 2020
Amount Paid \$3365.00
Skagit County Treasurer
By Marissa Guerrero Deputy

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Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620043538

CHICAGO TITLE
620043538

STATUTORY WARRANTY DEED

THE GRANTOR(S) 1015 on 2nd 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 Jignesh Padia and Zankar Jani, husband and wife

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

The North 1/2 of Lots 5 and 6, Block 8, "RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON," as per plat recorded in Volume 3 of Plats, page 24, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

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

Tax Parcel Number(s): P54181 / 3755-008-006-0016

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 16, 2020

1015 on 2nd LLC

BY: 
Loren Ness
Manager

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Loren Ness 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 Manager of 1015 on 2nd LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: SEPTEMBER 18, 2020

Loarea L. Garka
Name: Loarea L. Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2022

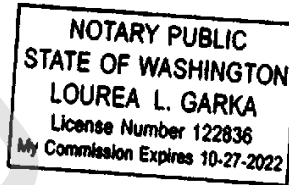


EXHIBIT "A"
Exceptions

1. Ordinance No. 3101, including the terms, covenants and provisions thereof
Recording Date: July 17, 2002
Recording No.: 200207170121

2. Party Wall Agreement, Replacement Agreement, including the terms, covenants and provisions thereof
Recording Date: June 2, 2006
Recording No.: 200606020002

Being a re-recording of:

Recording Date: June 1, 2006
Recording No.: 200606010111

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

Recording Date: January 28, 2019
Recording No.: 201901280100

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

5. Assessments, if any, levied by Mount Vernon.

6. City, county or local improvement district assessments, if any.

7. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.