

When recorded return to:
Birch Gardens, LLC, a Washington limited liability
company

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-3867
Sep 25 2020
Amount Paid \$13345.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

CHICAGO TITLE COMPANY
620044510

Escrow No.: 620044510

STATUTORY WARRANTY DEED

THE GRANTOR(S) Vollans Enterprises 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 Birch Gardens, LLC, a Washington limited liability company

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

Lots 21, 22, 23 and 24, Block 15, "WOOLLEY, THE HUB OF SKAGIT COUNTY, WASHINGTON,"
as per plat recorded in Volume 2 of Plats, page 92, records of Skagit County, Washington.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

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

Tax Parcel Number(s): P77544 / 4177-015-024-0009

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 23, 2020

Vollans Enterprises LLC., A Washington Limited Liability Company

BY: *Christopher Vollans*
Christopher Vollans
Member

State of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that Christopher Vollans

(s/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Member of Vollans Enterprises LLC. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: September 25, 2020

Scott A. Saylor
Name: Scott A. Saylor
Notary Public in and for the State of WA
Residing at: Everett
My appointment expires: 11/30/2020

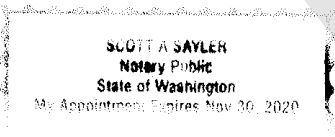


EXHIBIT "A"
Exceptions

1. Any rights, interests, or claims which may exist or arise by reason of any matters disclosed by survey,
Recording Date: May 8, 1991
Recording No.: 9105080058
2. Ordinance 1221-95 including the terms, covenants and provisions thereof
Recording Date: February 23, 1995
Recording No.: 9502230028
3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. City, county or local improvement district assessments, if any.
5. Assessments, if any, levied by Sedro Woolley.
6. 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.
7. A lease with certain terms, covenants, conditions and provisions set forth therein.
Dated: April 15, 2019
Lessor: Vollans Enterprises, LLC, a Washington Limited Liability Company
Lessee: Gear Guy, LLC, a Washington Limited Liability Company
Recording Date: April 15, 2019
Recording No.: 201904150114
8. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by information provided to the Company:
Lessor: Vollans Enterprises, LLC, a Washington limited liability company
Lessee: Gear Guy, LLC, a Washington limited liability company