

When recorded return to:

Sara K. Janicula and Barry J. Janicula
218 Haddon Road
Anacortes, WA 98221

STATUTORY WARRANTY DEED

GNW 20-4670

THE GRANTOR(S) Allen Family Investments LLC, a Washington limited liability company,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Sara K. Janicula and Barry J. Janicula, a married couple

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description:
Lot 2, Haddon Road 13-Lot PUD

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may
appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B"
attached hereto

Tax Parcel Number(s): P134300/6054-000-002-0000

Dated: 10/8/20

Allen Family Investments LLC, a Washington Limited Liability Company

By: [Signature]
Thomas L. Allen, Governor/Member

By: [Signature]
Pamela J. Allen, Governor/Member

By: [Signature]
Brian K. Allen, Governor/Member

By: [Signature]
Pamela J. Allen-Bowles, Governor/Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-4143
Oct 08 2020
Amount Paid \$11190.31
Skagit County Treasurer
By Heather Beauvais Deputy

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Thomas L. Allen and Pamela J. Allen are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the Governor/Members of Allen Family Investments LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 8 day of October, 2020

Kim M. Smith
Signature

Notary
Title

My appointment expires: 10-6-2024



STATE OF WASHINGTON
COUNTY OF SKAGIT

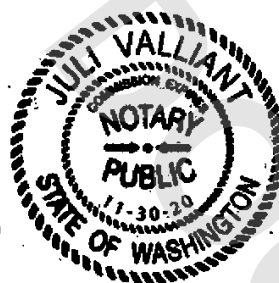
I certify that I know or have satisfactory evidence that Brian K. Allen and Pamela J. Allen-Bowles are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the Governor/Members of Allen Family Investments LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 6th day of October, 2020

Juli Valliant
Signature

Financier Mgr
Title

My appointment expires: 11-30-2020



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 218 Haddon Road, Anacortes, WA 98221
Tax Parcel Number(s):

Property Description:

Lot 2, Haddon Road 13-Lot Planned Unit Development, City of Anacortes Application No. PUD-2016-1001, recorded July 20, 2018 under Auditor' 5 File No. 201807200076, records of Skagit County, Washington.

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EXHIBIT B

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1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

3. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

10. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: L. E. Gibbons and Estelle Gibbons, their heirs, successors or assigns

Recorded: August 4, 1960

Auditor's No. 597314

Purpose: Installing a water pipe line thereon and further to provide a means of access to repair, maintain and replace any or all of said water pipe line

Area Affected: As disclosed in instrument

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11. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey for Marguerite M. Moen
Recorded: January 28, 2008
Auditor's No.: 200801280007

12. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: January 22, 2015
Recorded: March 6, 2015
Auditor's No.: 201503060065
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

13. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: June 13, 2017
Auditor's No.: 201706130073
Regarding: Geologically hazardous area covenant, conditions, and restrictions

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

14. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: July 6, 2018
Auditor's No.: 201807060060
Executed By: Allen Family Investments, LLC

15. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: November 29, 2018
Auditor's No.: 201811290087
Executed By: Allen Family Investments, LLC

16. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named HADDON ROAD 13-LOT PLANNED UNIT DEVELOPMENT recorded July 20, 2018 as Auditor's File No. 201807200076.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the

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requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

17. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Haddon Road Homeowners Association

Recorded: July 12, 2018

Auditor's No.: 201807120039

Purpose: Native growth protection easement

Area Affected: As disclosed in instrument