

When recorded return to:
Vince Lang and Kelli Lang
4401 Marine Heights Way
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4470

Oct 27 2020

Amount Paid \$7901.00

Skagit County Treasurer

By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620044567

CHICAGO TITLE
620044567

STATUTORY WARRANTY DEED

THE GRANTOR(S) Happy Land-1 LLC, an Oklahoma 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 Vince Lang and Kelli Lang, a married couple

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

LOTS 1, 2 AND 3, BLOCK 10, "PLAT OF HENSLER'S FIRST ADDITION TO THE CITY OF
ANACORTES, SKAGIT CO., WASH.," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS,
PAGE 46, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P57371 / 3794-010-003-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 21, 2020

Happy Land-1 LLC

BY: H. Seradge ManagerHoushang Seradge, MD
ManagerState of OKLAHOMACounty of oklahomaI certify that I know or have satisfactory evidence that HOUSHANG SERADGE

is/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 Manager of Happy Land-1 LLC, an Oklahoma limited liability company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10/23/20

N. J. Bond
Name: Naimah J Bond
Notary Public in and for the State of oklahoma
Residing at: 1118 New York Ave, OKC, 73104
My appointment expires: 1/10/24

EXHIBIT "A"
Exceptions

1. City, county or local improvement district assessments, if any.
2. Assessments, if any, levied by Anacortes.
3. 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.