

When recorded return to:
Gary Frizzell
Clear Seattle Software LLC
9392 Thresher Ave
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620045234

CHICAGO TITLE
620045234

STATUTORY WARRANTY DEED

THE GRANTOR(S) Hanson Family Investments 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 Clear Seattle Software LLC, A Nevada Limited Liability
Company

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

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

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

Ptn. SW NE, 17-35-6E, W.M.

Tax Parcel Number(s): P41367, 350617-0-049-0106

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-5104

Nov 30 2020

Amount Paid \$1365.00
Skagit County Treasurer
By Bridget Ibarra Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 19, 2020

Hanson Family Investments LLC

BY: *Darlene Hanson*
Darlene Hanson, Manager

State of Washington
county of Skaagit

I certify that I know or have satisfactory evidence that *Darlene Hanson*
Darlene Hanson
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 Hanson Family Investments LLC to be the
free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 11-30-2020

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

Alysia Hudson
Name: *Alysia Hudson*
Notary Public in and for the State of WA
Residing at: Arington
My appointment expires: 03.01.2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P41367, 350617-0-049-0106

The West 50 feet of the following described tract:

That portion of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 17, Township 35 North, Range 6 East, W.M., described as follows:

Beginning at the Northwest corner of a tract of land deeded to the Trustees of Eagle Lodge No. 38 by Deed dated January 12, 1900, recorded May 1, 1901, in Volume 39 of Deeds, page 511, records of Skagit County, Washington, said point being 350 feet North of the Northwest corner of Block "E", "THE TOWN OF LYMAN, W.T.", as per plat recorded in Volume 1 of Plats, page 8, records of Skagit County, Washington;
thence North 65 feet;
thence East 150 feet;
thence South 65 feet;
thence West 150 feet to the point of beginning,

EXCEPT that portion, if any, lying within the right of way of existing streets.

Situate in the Town of Lyman, County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Liability, if any, for personal property taxes pursuant to RCW 84.56.070 wherein no sale can be made without prepayment of said tax, including advance tax for the following calendar year. The personal property advance tax request has been provided along with this commitment.

PLEASE NOTE: The Skagit County Treasurer will not process any conveyance document on any property where they determine personal property taxes are due or advance taxes required, without the payment of those taxes. This process must be completed before the proposed deed or any quit claim deed is presented for recordation.

2. City, county or local improvement district assessments, if any.
3. Assessments, if any, levied by Lyman.
4. 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.