

Return Address:

MODUS CLOSING LLC

108 UNION AVE

SNOHOMISH WA 98290

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)**Document Title(s)** (or transactions contained therein): (all areas applicable to your document must be filled in)

1. STATUTORY WARRANTY DEED 2. _____

3. _____ 4. GNW 20-8817

Reference Number(s) of Documents assigned or released:

Additional reference #'s on page _____ of document

Grantor(s) Exactly as name(s) appear on document

1. WILLIAM H PRICE, THOMAS L PRICE

2. JOYCE S PRICE

Additional names on page _____ of document.

Grantee(s) Exactly as name(s) appear on document

1. FOBES HILL LLC

2. _____

Additional names on page _____ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)LOTS 9 AND 10, BLOCK 53, AMENDED PLAT OF BURLINGTON

Additional legal is on page _____ of document.

Assessor's Property Tax Parcel/Account Number
assigned P71652☐ Assessor Tax # not yet

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

"I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

Dawn Barry

Signature of Requesting Party

Note to submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements

When recorded return to:
Fobes Hill, LLC
7205 69th PI SE
Snohomish, WA 98290

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-5402
Dec 18 2020
Amount Paid \$3525.00
Skagit County Treasurer
By Bridget Ibarra Deputy

STATUTORY WARRANTY DEED

Order No.: 20-6781WA
Title Order No.: 20-6781WA

GNW 20-8817

THE GRANTOR(S)

William H. Price, individually as his separate property, Thomas L. Price, individually as his separate property, and Joyce S. Price, individually as her separate property and as to a life estate interest

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys, and warrants to

Fobes Hill, LLC, a Washington Limited Liability Company

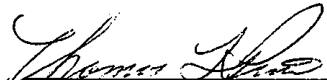
the following described real estate, situated in the County of Skagit, State of Washington:

See Exhibit A attached hereto and by this reference incorporated herein and made a part hereof.

Abbreviated Legal: Lots 9 and 10, Block 53, Amended Plat of Burlington

Tax Parcel Number(s): P71652

Dated: December 11, 2020



Thomas L. Price

Joyce Stout Price

William H. Price

STATUTORY WARRANTY DEED

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When recorded return to:
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Snohomish, WA 98290

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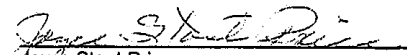
See Exhibit A attached hereto and by this reference incorporated herein and made a part hereof.

Abbreviated Legal: Lots 9 and 10, Block 53, Amended Plat of Burlington

Tax Parcel Number(s): P71652

Dated: December 11, 2020

Thomas L. Price


Joyce Stout Price

William H. Price

State of California
County of Riverside

I certify that I know or have satisfactory evidence that Thomas L. Price is the person(s) who appeared before me and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act and deed for the uses and purposes mentioned herein.

Dated 12-15-2020

Darlynn Sandefur



Notary Public in and for the State of California
Residing at: Riverside County
Appointment Expiration: 08-17-29

State of Oregon
County of

I certify that I know or have satisfactory evidence that Joyce Stout Price is the person(s) who appeared before me and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act and deed for the uses and purposes mentioned herein.

Dated

Notary Public in and for the State of Oregon
Residing at: _____
Appointment Expiration: _____

State of New Mexico
County of

I certify that I know or have satisfactory evidence that William H. Price is the person(s) who appeared before me and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act and deed for the uses and purposes mentioned herein.

Dated

Notary Public in and for the State of New Mexico
Residing at: _____
Appointment Expiration: _____

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

COUNTY OF Riverside)

On December 15, 2020 before me, Darlynn Sandeser Notary
Date Insert Name and Title of the officer

Public, personally appeared Thomas L. Price

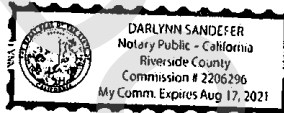
 Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: *Darlynn Sandeser*



OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent attachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Statutory Warranty Deed Document Date: 12-11-2020
 Number of Pages: 3 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signers Name: _____

☐ Corporate Officer – Title(s) _____☐ Partner - ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer is Representing: _____

Signers Name: _____

☐ Corporate Officer – Title(s) _____☐ Partner - ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer is Representing: _____

Notary Public in and for the State of California

Residing at: _____

Appointment Expiration: _____

State of Oregon

County of _____

I certify that I know or have satisfactory evidence that Joyce Stout Price is the person(s) who appeared before me and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act and deed for the uses and purposes mentioned herein.

Dated _____

Notary Public in and for the State of Oregon

Residing at: _____

Appointment Expiration: _____

State of New Mexico

County of Sandoval

William H. Price

I certify that I know or have satisfactory evidence that William H. Price is the person(s) who appeared before me and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act and deed for the uses and purposes mentioned herein.

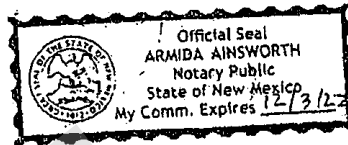
Dated 12/15/2020

Armida Ainsworth

Notary Public in and for the State of New Mexico

Residing at: NM-Sandoval

Appointment Expiration: 12/3/22



State of California
County of _____

I certify that I know or have satisfactory evidence that Thomas L. Price is the person(s) who appeared before me and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act and deed for the uses and purposes mentioned herein.

Dated _____

Notary Public in and for the State of California

Residing at: _____

Appointment Expiration: _____

State of Oregon
County of Baker

I certify that I know or have satisfactory evidence that Joyce Stout Price is the person(s) who appeared before me and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act and deed for the uses and purposes mentioned herein.

Dated December 17, 2020

Heidi Lou Ann Jones

Notary Public in and for the State of Oregon

Residing at: Baker City, OR

Appointment Expiration: January 16, 2021

State of New Mexico
County of _____

I certify that I know or have satisfactory evidence that William H. Price is the person(s) who appeared before me and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act and deed for the uses and purposes mentioned herein.

Dated _____

Notary Public in and for the State of New Mexico

Residing at: _____

Appointment Expiration: _____

WASHINGTON NOTARY ACKNOWLEDGMENT

State of Oregon

County of Baker

I certify that I know or have satisfactory evidence that Joyce Stout
Price _____ (name of person) is the person who appeared before me,
and said person acknowledged that (he/she) signed this instrument and
acknowledged it to be (his/her) free and voluntary act for the uses and purposes
mentioned in the instrument.

Dated: December 17, 2020

(Seal or Stamp)

Heidi Louann Jones
SignatureNotary Public
TitleMy Appointment Expires: January 16, 2021

EXCEPTIONS

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, 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. "Any invalidity, unenforceability, lack of priority, adverse claim, or other matter created by or arising out of the recording of copies of electronic original documents in the Public Records."
11. "Any defect, lien, encumbrance, adverse claim, or other matter created by or arising out of the inaccessibility of the Skagit County recording office, including, but not limited to, (i) an inability to search the Public Records, (ii) any delay in recordation of the documents vesting Title or creating the lien of the Insured Mortgage in the Public Records, or (iii) any claim based on an assertion that the recording of the Insured Mortgage failed to be timely."

This Exception will be deleted if the County Offices are open on the day of Closing.

12. 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 Amended Plat of Burlington recorded December 30, 1899 as Auditor's File No. 16511 (Volume 3 of Plats, Page 17).

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 requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".
13. Unrecorded leaseholds, if any, rights of vendors and chattel mortgagees of personal property, and rights of tenants to remove trade fixtures at the expiration of term.
14. Municipal assessments, if any, levied by the City of Burlington. This Company suggests that inquiry be made to the City of Burlington for current assessment status. As a courtesy, we believe that the fax number for the City of Burlington is (360) 755-9565.

Exhibit A

Lots 9 and 10, Block 53, Amended Plat of Burlington, Skagit County, Washington, as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County.

Situate in the County of Skagit, State of Washington.

Legal Description

20-6781WA/32