

POOR ORIGINAL

When recorded return to:

Hanson Family Investments, LLC
P.O. Box 678
Sedro Woolley, WA 98284

GNW 20-9088

STATUTORY WARRANTY DEED

THE GRANTOR(S) Carol S. Williams, as her separate estate and as surviving spouse of Richard D. Williams, deceased, 515 Saint John Street, Pleasanton, CA 94566,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Hanson Family Investments, LLC, a Washington Limited Liability Company

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: Property 1:
Lot 82, PLAT OF TINAS COMA

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): P117117

Dated: 2/24/2021

Carol S. Williams
Carol S. Williams

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-856

Mar 01 2021

Amount Paid \$1285.00

Skagit County Treasurer

By Heather Beauvais Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 20-9088-KH

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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 Alameda

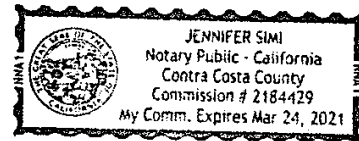
On 2/24/2021 before me, Jennifer Simi, Notary Public
(insert name and title of the officer)

personally appeared Carole S Williams,
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 Jennifer Simi (Seal)



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 818 Overlook Lane, Burlington, WA 98233
Tax Parcel Number(s): P117117

Property Description:

Lot 82, PLAT OF TINAS COMA, according to the plat thereof recorded on August 11, 2000, under Auditor's File No. 20000811004, records of Skagit County, Washington.

Situated in Skagit County, Washington

EXHIBIT B

20-9088-KH

1. RESERVATIONS CONTAINED IN DEED

Executed by: David A. Welts
Recorded: July 10, 1996
Auditor's No: 9607100037

As Follows:

"Grantor reserves to himself areas known as the Cross, ATT Wireless Service fka Telpage Northwest, and an area known as the Landfill, and easements for ingress and egress and utilities to these parcels, all of which matters are contained in a document entitled 'BURLINGTON HILL AGREEMENT', executed contemporaneously with this document."

Said instrument is a re-recording of instrument recorded under Auditor's File No. 9512290071

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

Plat/Subdivision Name: Tinas Coma
Recorded: August 11, 2000
Auditor's No: 200008110004

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".

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

Dated: August 16, 2000
Recorded: August 24, 2000
Auditor's No: 200008240005

Executed by: Property Investors, LLC, a Washington limited liability company

4. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Continental Telephone Company, State of Washington, County of Skagit, Nationwide Cablevision, Puget Sound Power and Light
Dated: Not Disclosed
Recorded: July 6 1977
Auditor's No: 859943

Purpose: Utility purposes

Area Affected: That part of vacated Anacortes Street in Lots 32, 33, Tracts "H" and "J"

5. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Statutory Warranty Deed
LPB 10-05

Order No.: 20-9088-KH

Grantee: Crowther Properties LLC

Recorded: June 26, 2009

Auditor's No.: 200906260093

Area Affected: A 10 foot strip in common areas Tracts B and C

Said instrument is a re-recording of instrument recorded under Auditor's File No. 200906150129.

6. Any tax, fee, assessments or charges as may be levied by Tinas Coma Homeowner's Association.