

When recorded return to:

Jonathan P. Taylor
22831 Amick Road
Mount Vernon, WA 98274

GNW 21-10562

STATUTORY WARRANTY DEED

THE GRANTOR(S) Investment Resources, L.P., a Nevada Limited Partnership, 19997 State Hwy 9, Mount Vernon, WA 98274,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Jonathan P. Taylor, ^{Patrick} a single man

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:
Section 35, Township 34 North, Range 4 East - SE SE (aka Tract 1 SP 34-80)

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): P29830

Dated: 4-2-21

Investment Resources, L.P., a Nevada Partnership

By: Christine Hamer
Christine Hamer, Partner

By: Thomas Hamer
Thomas Hamer, Partner

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1610

Apr 15 2021

Amount Paid \$6885.00
Skagit County Treasurer
By Heather Beauvais Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 21-10562-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Christine Hamer and Thomas Hamer, Partners of Investment Resources, L.P. 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.

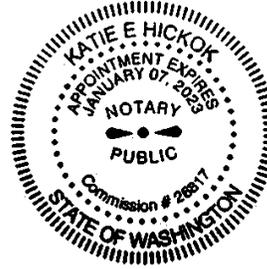
Dated: 2nd day of April, 2021



Signature

Notary
Title

My appointment expires: 1-7-23



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 22831 Amick Road, Mount Vernon, WA 98274
Tax Parcel Number(s): P29830

Property Description:

Tract 1 of Skagit County Short Plat No. 34-80 as approved May 9, 1980, and recorded May 12, 1980, in Volume 4 of Short Plats, page 89, under Auditor's File No. 8905120015, records of Skagit County, Washington; being a portion of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 35, Township 34 North, Range 4 East, W.M.

EXHIBIT B

21-10562-KH

1. RESERVATION CONTAINED IN DEED

Executed by: Day Lumber Company

Recorded: June 29, 1921

Auditor's No.: 150589

As Follows: Reserving, however, a right-of-way for a permanent highway and also reserving present logging, skid or tote roads on and over said land with the right to use the same for road purposes until a permanent highway has been established and constructed.

2. 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 Short Plat No. 34-80 recorded May 12, 1980 as Auditor's File No. 8005120015.

3. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: June 10, 2002

Auditor's No.: 200206100221

Purpose: Ingress, egress and utilities

Area Affected: Over the route of a roadway as the same now exists