

POOR ORIGINAL

202104160072

04/16/2021 10:55 AM Pages: 1 of 6 Fees: \$108.50
Skagit County Auditor, WA

When recorded return to:

KRE Investment Group, LLC
500 Metcalf Street, Building H1
Sedro-Woolley, WA 98284

GNW 21-10671

STATUTORY WARRANTY DEED

THE GRANTOR(S) JRJ Properties, LLC, a Washington Limited Liability Company, PO Box 82, Bow, WA 98232

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to KRE Investment Group, 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:
PTN Lots 11-13, Block 59, "Amended Plat of Burlington"

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): P71685

Dated: 4/14/2021

JRJ Properties, LLC, a Washington Limited Liability Company

By: _____
Ryan Costanti, Member

By: _____
Kenneth Schueller, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1629

Apr 16 2021

Amount Paid \$4245.00
Skagit County Treasurer
By Heather Beauvais Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 21-10671-KH

Page 1 of 4

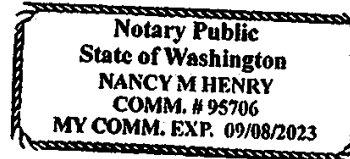
STATE OF WASHINGTON
COUNTY OF SKAGIT Snohomish

Kenneth Schueller

I certify that I know or have satisfactory evidence that Ryan Costanti is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Member of JRJ Properties, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 14th day of April, 2021

Nancy M Henry
Signature
Notary
Title



My appointment expires: 09/08/2023
Snohomish County

Statutory Warranty Deed
LPB 10-05

Order No.: 21-10671-KH

Page 2 of 4

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Tax Parcel Number(s): P71685

Dated: 4-15-2021

JRJ Properties, LLC, a Washington Limited Liability Company

By: 
Ryan Costanti, Member

By: _____
Kenneth Schueller, Member

Statutory Warranty Deed
LPB 10-05

Order No.: 21-10671-KH

Page 1 of 4

202104160072

04/16/2021 10:55 AM Page 4 of 6

EG.
STATE OF WASHINGTON Oregon
COUNTY OF SKAGHT Jackson

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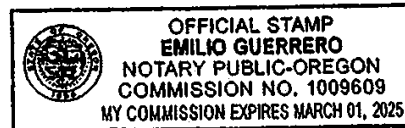
Dated: 15 day of April, 2021

Emilio Guerrero

Signature

Notary

Title



My appointment expires: 03/01/2025

Statutory Warranty Deed
LPB 10-05

Order No.: 21-10671-KH

Page 2 of 4

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 330 South Cherry Street, Burlington, WA 98233
Tax Parcel Number(s): P71685

Property Description:

The South 50 feet of Lots 11, 12, and 13, Block 59, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 21-10671-KH

Page 3 of 4

EXHIBIT B

21-10671-KH

1. "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."

2. "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.

3. 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 July 3, 1894 as Auditor's File No. 16511.

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".

4. 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.

Statutory Warranty Deed
LPB 10-05

Order No.: 21-10671-KH

Page 4 of 4