

When recorded return to:

EMC Regent, LLC  
11278 Sahalie Road  
La Conner, WA 98257

GNW 21-10062

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Kelly J. Hastings and Larry R. Brower, as their interests appear of record, 706 Bingham Place, Sedro-Woolley, WA 98284,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to EMC Regent, 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 9, BINGHAM PLACE

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): P77976

Dated: May 21, 2021

Kelly Hastings  
Kelly Hastings

Larry Brower  
Larry Brower

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2290

May 24 2021

Amount Paid \$3957.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Kelly Hastings and Larry Brower 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: 21 day of May, 2021

*Kristal Deighton*  
Signature

Escrow Assistant  
Title

My appointment expires: 10-13-2024



**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 706 Bingham Place, Sedro-Woolley, WA 98284  
Tax Parcel Number(s): P77976

**Property Description:**

Lot 9, "BINGHAM PLACE", as per plat recorded in Volume 10 of Plats, pages 17 and 18, records of Skagit County, Washington.

Statutory Warranty Deed  
LPB 10-05

Order No.: 21-10062-TJ

Page 3 of 4

**EXHIBIT B**

21-10062-TJ

1. 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:

Name: Bingham Place

Recorded: March 17, 1972

Auditor's No.: 768361

2. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

Declaration Dated: June 23, 1972

Recorded: June 27, 1972

Auditor's No.: 770235

Executed By: Sedro Woolley Condominium, Inc., a Washington corporation

Statutory Warranty Deed  
LPB 10-05

Order No.: 21-10062-TJ

Page 4 of 4