

When recorded return to:
Jerry L. Thompson
Just Flipping Investors LLC
23588 Cooma Pl
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3610

Aug 05 2021

Amount Paid \$5205.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
020048272

Escrow No.: 620048272

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mary Lou Leach, Personal Representative of the Estate of Larry David Holt

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Just Flipping Investors 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 MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Lot(s): A Short Plat No. 92-77 tgw. Ptn. NW SE, 32-34-4E, W.M.

Tax Parcel Number(s): P29337 / 340432-0-005-0003, P29615 / 340432-4-006-0004

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: July 28, 2021

Estate of Larry David Holt

BY: Mary Lou Leach
Mary Lou Leach

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Mary Lou Leach

are the person(s) who appeared before me, and said person acknowledged that (he/~~she~~/they) signed this instrument, on oath stated that (he/~~she~~/they) was authorized to execute the instrument and acknowledged it as the Personal Representative of Estate of Larry David Holt to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: August 04 2021

Janak Quinn

Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

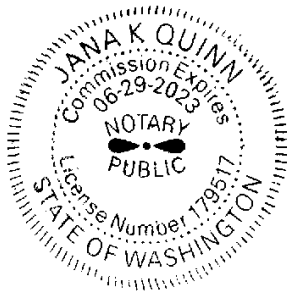


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P29337 / 340432-0-005-0003 and P29615 / 340432-4-006-0004

Parcel A:

Lot A, Short Plat No. 92-77, dated November 14, 1977, and approved and recorded on January 6, 1978, in Volume 2 of Short Plats, Page 175 under Auditor's File No. 871603 in the North 1/2 of the Northeast 1/4 of Section 32, Township 34 North, Range 4 East, W.M., records of Skagit County, Washington.

Parcel B:

That portion of the North 20 feet of the Northwest Quarter of the Southeast Quarter of Section 32, Township 34 North, Range 4 East, W.M. lying Westerly of Blodgett Road, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Purpose: pipeline
Recording Date: January 27, 1944
Recording No.: 368689

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: December 21, 1977
Recording No.: 870728

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. 92-77:

Recording No: 871603

4. City, county or local improvement district assessments, if any.