

When recorded return to:

Thomas A. Studzinski and Kris L. Studzinski
12519 1st Ave NW
Tulalip Bay, WA 98271

201460-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Misbehaven 35, LLC, a Washington limited liability company**

for and in consideration of TWO HUNDRED SEVENTY THOUSAND AND 00/100 Dollars
(\$270,000.00)

in hand paid, conveys, and warrants to **Thomas A. Studzinski and Kris L. Studzinski, a married couple**

the following described real estate, situated in the County Skagit, State of Washington:

For Full Legal See Attached "Exhibit A"

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

Lot 2, Avalon Heights

Tax Parcel Number(s): 4939-000-002-0000/P126679

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3621

Aug 06 2021

Amount Paid \$4325.00

Skagit County Treasurer

By Heather Beauvais Deputy

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown Land Title Company's Preliminary Commitment No. 201460-LT.

(attached to Statutory Warranty Deed)

Dated: August 4, 2021

Misbehaven 35, LLC, a Washington Limited Liability Company

By: Lurline J. Hammer
Lurline J. Hammer, Manager

By: Gerald M. Hammer
Gerald M. Hammer, Manager

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Lurline J. Hammer and Gerald M. Hammer are the person(s) who appeared before me, and said person(s) acknowledge they signed this instrument, on oath stated they are authorized to execute the instrument and acknowledge that as the Managers of Misbehaven 35, LLC, a Washington Limited Liability Company to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 5th day of August, 2021

Naomi R. Stanfill
Signature

Escrow Assistant
Title

My appointment expires: 06-21-22



Exhibit A

Lot 2, "PLAT OF AVALON HEIGHTS," as per plat recorded on August 22, 2008, under Auditor's File No. 200708220070, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.