

**When recorded return to:**

Charles D Beauchamp and Shirley Beauchamp  
11012 Canyon Road E Ste 8-858  
Puyallup, WA 98373

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3778

Aug 16 2021

Amount Paid \$20109.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

5605 112th Street East, Suite 900  
Puyallup, WA 98373

CHICAGO TITLE COMPANY  
620048278

Escrow No.: 0214076-OC

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) 45100 and 45106 Shields Court, LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Charles D Beauchamp and Shirley Beauchamp, a married  
couple

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

Lot 2, Block 6, "Everett's Second Addition to Concrete, Skagit County, Wash.", as per plat  
recorded in Volume 4 of Plats, page 13, records of Skagit County, Washington.

Except the South 200 feet thereof, the North line of said South 200 feet being parallel to the South  
line of said Lot 2.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P112311 / 4061-006-002-0400

EXCEPTIONS ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

# STATUTORY WARRANTY DEED

(continued)

Dated: August 9, 2021

45100 and 45106 Shields Court, LLC

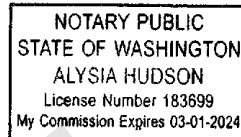
By: Shulman Family Trust, Member

 BY: [Signature]  
 Steven Shulman, Manager

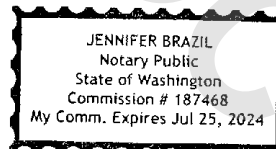
 BY: [Signature]  
 Mason Howard, Manager

 State of WASHINGTON  
 County of SKAGIT

I certify that I know or have satisfactory evidence that Mason Howard is the person who appeared before me, and said persons acknowledged that he signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Manager of 45100 and 45106 Shields Court, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: August 10, 2021
Alysia Hudson  
 Name: Alysia Hudson  
 Notary Public in and for the State of WA  
 Residing at: Arlington  
 My appointment expires: 03.01.2024

 State of WASHINGTON  
 County of SKAGIT

I certify that I know or have satisfactory evidence that Steven J. Shulman is the person who appeared before me, and said persons acknowledged that he signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Manager of 45100 and 45106 Shields Court, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: August 12, 2021
Jennifer Brazil  
 Name: Jennifer Brazil  
 Notary Public in and for the State of WA  
 Residing at: Skagit County  
 My appointment expires: 7-25-2024


**EXHIBIT "A"**  
**EXCEPTIONS**

Order No.: 0214076-OC

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 Plat of "Everett's Second Addition to Concrete":

Recording No: 99226

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 Survey:

Recording No: 9302170037

3. 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: Underground electric transmission and/or distribution system  
Recording Date: June 10, 1993  
Recording No.: 9306100040

4. 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 Survey:

Recording No: 93081800091

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Ingress, egress and utilities  
Recording Date: July 16, 2004  
Recording No.: 200407160167

Modification(s) of said instrument

Recording Date: July 16, 2004  
Recording No.: 200803210105

6. Agreement as to disposition of access easement and road improvements, and the terms and conditions thereof:

Recording Date: April 30, 2008  
Recording No.: 200804300092

Assessments, if any, levied by Concrete.

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