

When recorded return to:
Xin Chen and Lijun Gu
2111 Meadows Lane
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620048979

CHICAGO TITLE
020048979

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jason R. Pohl and Mari Omata Pohl, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Xin Chen and Lijun Gu, husband and wife

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.)

LT 7, PLAT OF THE MEADOWS DIV. NO. 1

Tax Parcel Number(s): P114041 / 4725-000-007-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5075

Nov 04 2021

Amount Paid \$10675.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED (continued)

Dated: October 19, 2021

x William Pohl AIF for Jason R Pohl
Jason R. Pohl by William Pohl, His attorney in Fact

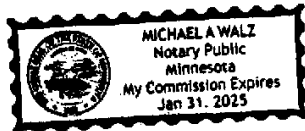
x William Pohl AIF for Mari Omata Pohl
Mari Omata Pohl by William Pohl, Her Attorney in Fact

State of MN
COUNTY of CHISAGO

I certify that I know or have satisfactory evidence that WILLIAM POHL

is/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 Power of Attorney of Jason R. Pohl and Mari Omata Pohl to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 11-1-21



Michael Walz
Name: MICHAEL WALZ
Notary Public in and for the State of MN
Residing at: 7382 Hill & Dale Dr, Elk River, MN
My appointment expires: 1-31-25

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P114041 / 4725-000-007-0000

LOT 7, PLAT OF THE MEADOWS DIV. NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED
IN VOLUME 17 OF PLATS, PAGE(S) 38 THROUGH 39, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Rock Ridge LLC
Purpose: Sanitary sewer line and storm sewer line
Recording Date: January 23, 1998
Recording No.: 9801230041
Affects: Road Right-of-Way of Meadows
2. 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 the Plat of Meadows, Div. No. 1:

Recording No: 9812140068
3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. Assessments, if any, levied by Anacortes.
5. City, county or local improvement district assessments, if any.