

When recorded return to:
Jose Ponce-Sanchez
19473 Nathan Lane
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
420050224

Escrow No.: 620050224

STATUTORY WARRANTY DEED

THE GRANTOR(S) Just Flipping Investors, 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 Jose Ponce-Sanchez, an unmarried person

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.)

PARCEL A: LT A, SP NO. 92-77; PTN N 1/2 NE 1/4 32-34-4

PARCEL B: PTN NW 1/4 SE 1/4 OF 32-34-4

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-109

Jan 11 2022

Amount Paid \$8361.00

Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: January 3, 2022

Just Flipping Investors, LLC
A Washington Limited Liability Company

BY: Rainee L Thompson
Rainee L Thompson, Manager

BY: Jerry L Thompson
Jerry L Thompson, Manager

State of Washington
county of Skagit

I certify that I know or have satisfactory evidence that Rainee L Thompson
and Jerry L Thompson

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 Manager of Just Flipping Investors, LLC, a Washington Limited Liability
Company to be the free and voluntary act of such party for the uses and purposes mentioned in the
instrument.

Dated: January 04, 2022

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of wa
Residing at: Arundton
My appointment expires: 03.01.2024

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.

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 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, encroachments, 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. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

EXHIBIT "B"

Exceptions
(continued)

5. City, county or local improvement district assessments, if any.
6. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.