

When recorded return to:
Christian Covington
The CovCo Group, LLC
21218 Harvest Thistle Drive
Richmond, TX 78406

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620051367

Escrow No.: 620051367

STATUTORY WARRANTY DEED

THE GRANTOR(S) Anadupe 7, 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 The CovCo Group, LLC, a Texas Limited Liability Company

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

Unit A-4, Elevation 31, A Condominium, According to the Declaration thereof, recorded January
13, 2022, as Auditor's File No. 202201130024, and any Amendments thereto, Records of Skagit
County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P135927 / 6092-000-004-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222036

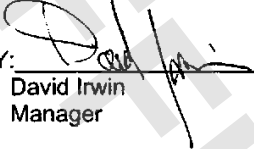
May 17 2022

Amount Paid \$10140.99
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

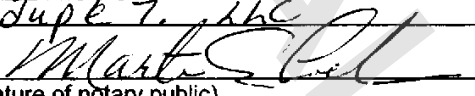
Dated: May 12, 2022

Anadupe 7, LLC
A Washington Limited Liability Company

BY: 
David Irwin
Manager

State of Washington
County of Snohomish

This record was acknowledged before me on 5-12-22 by
David Irwin

as Manager of
Anadupe 7, LLC

(Signature of notary public)

Notary Public in and for the State of WA
Residing at: 1111 1st Ave
My commission expires: 2-9-23

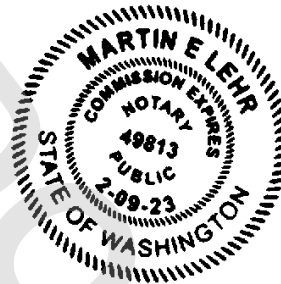


EXHIBIT "A"
Exceptions

1. 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 Stewart's First Addition to the City of Anacortes:

Recording No: Volume 2 of Plats, Page 14

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

Granted to: Comcast of Washington IV, Inc.
Purpose: Broadband Communications System
Recording Date: January 18, 2005
Recording No.: 200501180108

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 Survey:

Recording No: 200811140002

4. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: January 13, 2022
Recording No.: 202201130024

5. 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 Elevation 31, Condo.:

EXHIBIT "A"

Exceptions
(continued)

Recording No: 202201130025

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

Granted to:	Puget Sound Energy, Inc.
Purpose:	Electric transmission and/or distribution line
Recording Date:	October 28, 2021
Recording No.:	202110280253
7. It appears that improvements are located on the Land but are not presently assessed. Supplemental taxes may appear on future tax rolls.
8. Assessments, if any, levied by Elevation 31 Condo. Homeowners Association.
9. Assessments, if any, levied by Anacortes.
10. City, county or local improvement district assessments, if any.