

When recorded return to:
Hooply Duplex, LLC, a Washington limited liability
company
1630 316th St NW
Starwood, WA 98292

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

4100 194th St. SW, #230
Lynnwood, WA 98036

CHICAGO TITLE COMPANY
620052536

Escrow No.: 620052536

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ann Rusnak and Jeremy Rusnak, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Hooply Duplex, LLC, a Washington limited liability company

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 17, BEL-AIR ADDITION

Tax Parcel Number(s): P52299 / 3704-000-017-0004

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223486

Aug 24 2022

Amount Paid \$7285.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 23, 2022

Ann Rusnak
Ann Rusnak

Jeremy Rusnak
Jeremy Rusnak

State of Washington
County of Skagit

This record was acknowledged before me on 08/24/2022 by Ann Rusnak and Jeremy Rusnak.

Janak Quinn
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 06/29/2023



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P52299 / 3704-000-017-0004

LOT 17, BEL-AIR ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 53, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
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 the Plat of Bel-Air Addition Mount Vernon, Washington:

Recording No: 528842

2. City, county or local improvement district assessments, if any.
3. Assessments, if any, levied by Mt Vernon.
4. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: February 19, 1997

Recording No.: 9702190066

Matters shown: Encroachment of a fence onto the property to the South by approximately 5.5 feet and encroachment of landscaping timbers and graveled parking onto the property to the South by approximately 3.7 feet.

5. Rights or claims of persons in possession, or claiming to be in possession, and terms and conditions of any unrecorded leases.
6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.