

When recorded return to:
Darlene Hanson
Hanson Family Investments, LLC
8353 South Main Street
Lyman, WA 98263

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20238968
Dec 08 2023
Amount Paid \$1045.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620055422

Escrow No.: 620055422

STATUTORY WARRANTY DEED

THE GRANTOR(S) Clear Seattle Software, LLC, a Nevada 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 Hanson Family Investments, LLC

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.)

PTN NW QTR OF SW QTR OF NE QTR OF SEC 17-35N-6E

Tax Parcel Number(s): P41367 / 350617-0-049-0106

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: December 8, 2023

Clear Seattle Software, LLC, a Nevada limited Liability

BY: Gary D. Hamilton-Frizzell
Gary D. Hamilton-Frizzell
Manager

State of Washington
County of Skagit

This record was acknowledged before me on 12-8-23 by
Gary D. Hamilton - Frizzell ~~Manager~~
as Manager of
Clear Seattle Software LLC

Heather M. Yarbrough
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 11-2-24 ~~11-2-23~~
#9



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P41367 / 350617-0-049-0106

THE WEST 50 FEET OF THE FOLLOWING DESCRIBED TRACT:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M.,
DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF A TRACT OF LAND DEEDED TO THE
TRUSTEES OF EAGLE LODGE NO. 38 BY DEED DATED JANUARY 12, 1900, RECORDED MAY 1,
1901, IN VOLUME 39 OF DEEDS, PAGE 511, RECORDS OF SKAGIT COUNTY, WASHINGTON,
SAID POINT BEING 350 FEET NORTH OF THE NORTHWEST CORNER OF BLOCK "E", "THE
TOWN OF LYMAN, W.T.", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 8,
RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE NORTH 65 FEET;
THENCE EAST 150 FEET;
THENCE SOUTH 65 FEET;
THENCE WEST 150 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION, IF ANY, LYING WITHIN THE RIGHT OF WAY OF EXISTING STREETS.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Provisions set forth in Deed recorded December 2, 1902, under Recording No. 42252, in Volume 49 of Deeds, page 312, records of Skagit County, Washington, through which title is claimed, as follows:

"Said boundary lines may be made to vary so much as may be necessary to make them conform with lines of the streets and alleys of the Town of Lyman according to the official plat of said town."
2. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2023
Tax Account No.: P41367 / 350617-0-049-0106
Levy Code: 0925
Assessed Value-Land: \$11,700.00
Assessed Value-Improvements: \$47,100.00

General and Special Taxes:
Billed: \$375.85
Paid: \$375.85
Unpaid: \$0.00
3. City, county or local improvement district assessments, if any.
4. Assessments, if any, levied by Lyman.
5. 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.