

202312200080

12/20/2023 04:01 PM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor, WA

After Recording Return To
Grant B. Anderson
Anderson Law & Escrow, PLLC
2102 N. Pearl St., Ste 302
Tacoma, WA 98406

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20239104
Dec 20 2023
Amount Paid \$13834.00
Skagit County Treasurer
By Shannon Burrow Deputy

210212-CT

STATUTORY WARRANTY DEED

THE GRANTOR(S), GRANDY CREEK HOLDINGS, LLC a Washington limited liability company for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration paid, convey(s) and warrant(s) to HARJOT DIAMOND HOTEL CORPORATION, a Washington corporation, the following described real estate, situated in the County of Skagit, State of Washington:

Legal Description: **Lot 1 of Skagit County Short Plat No. 00-0085, approved September 12, 2000 and recorded September 13, 2000 under Auditor's File No. 200009130102, being a portion of the Southeast 1/4 of the Southeast 1/4 and a portion of the Northeast 1/4 of the Southeast 1/4 in Section 10, Township 35 North, Range 7 East, W.M.**

Situate in the County of Skagit, State of Washington.

Tax Parcel No.: 350710-0-003-0007/P42341

SUBJECT TO: those permitted exceptions only as set forth on Exhibit "A" attached hereto and by reference incorporated herein.

DATED this 18th day of December, 2023.

(THE COUNTERPART SIGNATURES PAGES FOLLOW)

COUNTERPART SIGNATURE PAGE TO STATUTORY WARRANTY DEED

GRANDY CREEK HOLDINGS, LLC

By: [Signature]
David L. Needham, Member

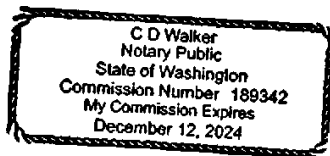
By: [Signature]
Deborah L. Needham, Member

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me David L. Needham and Deborah L. Needham, to me known to be the Members of Grandy Creek Holdings, LLC, the Washington limited liability company that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute said instrument.

WITNESS my hand and official seal this 18th day of December, 2023.

[Signature]
NOTARY PUBLIC, in and for the State
of Washington, residing at: Sedro Woolley, WA
Print Name: C. D. WALKER
My Commission Expires: 12-12-24

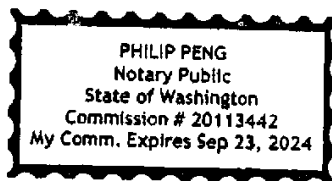


COUNTERPART SIGNATURE PAGE TO STATUTORY WARRANTY DEED

Approved and Accepted:

HARJOT DIAMOND HOTEL
CORPORATIONBy: Dial Singh Sandhu
Dial Singh Sandhu, DirectorBy: Jaswant Sandhu
Jaswant Sandhu, DirectorSTATE OF WASHINGTON)
) ss.
COUNTY OF WHATCOM)

On this day personally appeared before me Dial Singh Sandhu and Jaswant Sandhu, to me known to be the Directors of Harjot Diamond Hotel Corporation, the Washington corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute said instrument.

WITNESS my hand and official seal this 18 day of December, 2023.

Philip Peng
NOTARY PUBLIC, in and for the State
of Washington, residing at: Bellingham, WA
Print Name: PHILIP PENG
My Commission Expires: 09/23/2024

EXHIBIT "A"**Permitted Exceptions**

1. Variance No. VA 97 0517.ORD and the terms and conditions thereof as recorded June 1, 1999 under Auditor's File No. 9906010192 .

2. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Grandy Creek Grocery Water System Association, a Washington Corporation

Purpose: For the operation and maintenance of a well and water distribution system

Area Affected: See instrument for full particulars

Dated: January 5, 2000

Recorded: February 1, 2000

Auditor's File No.: 200002010068

3. DECLARATION OF COVENANT AND THE TERMS AND CONDITIONS THEREOF:

Declaration Dated: January 27, 2000

Recorded: February 1, 2000

Auditor's No.: 200002010070

Executed By: Kevin Jarmin, et ux, etal

As Follows:

"...the grantors agree and covenant that said grantors, their heirs, successors and assigns will not construct, maintain, or suffer to be constructed or maintained upon the said land of the grantors and within one hundred (100) feet of the well herein described, as long as the same is operated to furnish water for public consumption, any potential source of contamination, such as septic tanks and drainfields, sewer lines, underground storage tanks, roads, railroad tracks, vehicles, structures, barns, feed stations, grazing animals, enclosures for maintaining fowl or animal manure, liquid or dry chemical storage, herbicides, insecticides, hazardous waste, or garbage of any kind or description.

Grantors further agree and covenant that said grantors, their heirs, successors and assigns will be bound by the Articles of Incorporation and Bylaws of Grandy Creek Grocery Water System Association, as the same are now in effect or as may hereafter be amended."

4. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: SP 00-0085

Recorded: September 13, 2000

Auditor's File No.: 200009130102

ALL - IBA - Grandy Creek - Statutory Warranty Deed.docx

5. Unrecorded leaseholds, if any; rights of vendors and holders of security interests on personal property installed upon said Land, and rights of tenants to remove trade fixtures at the expiration of the term.