

When recorded return to:

Anish Swaminathan,
Suresh Chellappan
Sandeep Kalarickal
Vivek Nair
5407 Northeast 3rd Place
Renton, WA 98059
211036-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20249594
Feb 15 2024
Amount Paid \$4245.00
Skagit County Treasurer
By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Kaimara Capital LLC, a Washington Limited Liability Company**

for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**

in hand paid, conveys and warrants to **Anish Swaminathan, a married person as their separate property, Suresh Chellappan, a married person as their separate property, Sandeep Kalarickal, a married person as their separate property, and Vivek Nair, a married person as their separate property**

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

For Full Legal See Attached "Exhibit A"

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

Lot 12, (BLA 201910240039) Quinns Court

Tax Parcel Number(s): 4994-000-012-0000/P135062

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown in Land Title Company's Preliminary Commitment No. 211036-LT.

Dated: February 2, 2024

(attached to Statutory Warranty Deed)

Kaimara Capital LLC, a Washington Limited Liability Company

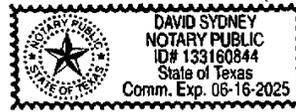
By: *Jeff Hayton*
Jeff Hayton, Manager

STATE OF Texas
COUNTY OF Williamson

This record was acknowledged before me on 3rd day of February, 2024 by Jeff Hayton,
Manager of Kaimara Capital.

David Sydney
Signature

Notary Public
Title



My commission expires: June 16, 2025

Exhibit A

Lot 12, formerly known as Lots 7, 8, 9, 10, Tract B, and portions of Lot 3 and Tract "A", "PLAT OF QUINNS COURT," as per plat approved May 6, 2010 and recorded May 6, 2010, under Auditor's File No. 201005060040, records of Skagit County, Washington.

Less that portion of said Tract "A", lying North of a line described as Partition Line Three, being more particularly described as follows:

Partition Line Three begins at that certain Southeast corner of said Lot 2 and on the common to Tract "A" from which the South line of said Lot 2 bears thence North 88°30'20" West; thence producing the South line of said Lot 2 East and then being Partition Line Three South 88°30'20" East 18.84 feet to the East line of said Tract "A" and its terminus.

ALSO, less that portion of said Tract "A", lying South of the following described Partition Line:

Commencing at that certain corner of said Tract "A", and the Northeast corner of said Lot 3; thence North 88°30'20" West along said common lot and Tract "A" line 49.29 feet the true point of beginning of said Partition Line, here-in-after known as Partition Line Four; thence continuing North 88°30'20" West 20.71 feet to the West line of said plat and the East line of alley per plat.

TOGETHER WITH that portion of said Lot 3, "PLAT OF QUINNS COURT," lying North of the beforementioned Partition Line Four.

Situate in the City of Burlington, County of Skagit, State of Washington.