

When recorded return to:

Alan Fulp
35 112th Ave NE 526
Bellevue, WA 98004

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

Affidavit No. 20241779

Aug 15 2024

Amount Paid \$21310.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:

**CHICAGO TITLE**
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620056869

CHICAGO TITLE CO.

L020056869

STATUTORY WARRANTY DEED

THE GRANTOR(S) Snapdragon Hills Estates, LLC, a Washington Limited Liability Company who
acquired title as Snapdragon Hills Estate, 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 Alan Fulp, an unmarried person

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

LOT A, RECORD OF SURVEY FOR SKAGIT COUNTY BOUNDARY LINE ADJUSTMENT
RECORDED JUNE 14, 2021 UNDER RECORDING NO. 202106140182; BEING A PORTION OF
LOT 10, BLOCK 11, IN THE MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER,
SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE
109, SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P135467/4128-011-010-0003

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 08/12/2024

Snapdragon Hills Estate, LLC

BY: Zakir H. Parpia, Manager

Zakir H. Parpia
Manager

State of Washington

County of King

This record was acknowledged before me on 08/12/2024 by Zakir H. Parpia as
Manager of Snapdragon Hills Estates, LLC, a Washington Limited Liability Company.

[Signature]
(Signature of notary public)

Notary Public in and for the State of Washington

My appointment expires: 02/18/2026

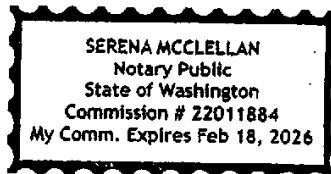


EXHIBIT "A"

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 Map of Syndicate Addition to the Town of La Conner:

Recording No: Volume 2, Page 109

2. 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: 200508080163

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

Granted to: Snapdragon Hill, LLC
 Purpose: Ingress, egress and utilities
 Recording Date: April 12, 2021
 Recording No.: 202104120156
 Affects: As described in said instrument

Said instrument is a re-recording of Recording No. 202012090031.

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

Granted to: Puget Sound Energy, Inc., a Washington corporation
 Purpose: Transmission, distribution and sale of electricity
 Recording Date: December 31, 2020
 Recording No.: 202012310089
 Affects: As described in said instrument

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

EXHIBIT "A"Exceptions
(continued)

law, as set forth on Boundary Line Adjustment:

Recording No: 202106140182

6. Lot Certification and the terms and conditions thereof:

Recording Date: February 12, 2021

Recording No.: 202102120183

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

Granted to: Town of La Conner, a Washington Municipality

Purpose: Environmentally Sensitive Area Prospection Easement

Recording Date: October 11, 2022

Recording No.: 202210110015

Affects: Said premises

8. Covenants, conditions, restrictions and easements 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: April 8, 2024

Recording No.: 202404080055

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

10. Assessments, if any, levied by La Conner.

11. City, county or local improvement district assessments, if any.

12. 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.