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09/06/2024 11:06 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20242067

Sep 06 2024

Amount Paid \$10897.00
Skagit County Treasurer
By Kaylee Oudman Deputy

When recorded return to:

Adolphsen Rentals, LLC
4103 161st Avenue NE
Snohomish , WA 98290

212741-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) BAWA Holding LLC, a New York Limited Liability Company

for and in consideration of \$10.00 and other good and valuable consideration

in hand paid, conveys, and warrants to Adolphsen Rentals, 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.

Subject to: see attached Exhibit "B"

Abbreviated Legal: Lot 19 Tillinghast/Dalan Estates

Tax Parcel Number(s): 4845-000-019-0000/P122308

LPB 10-05

Dated: 08/30/2024BAWA Holding: LLC, a New York Limited Liability
CompanyBy: Benno Heni

Benno Heni, managing member

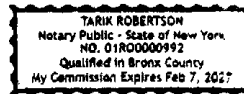
State of New York
County of QueensThis record was acknowledged before me on August 30th, 2024 by Benno Heni
as Managing Member of BAWA Holding LLCTarik Robertson
Notary PublicMy commission expires: February 07th, 2027

EXHIBIT "A"

The Land referred to herein below is situated in the County of Skagit, State of Washington and is described as follows:

Lot 19, "PLAT OF TILLINGHAST / DALAN ESTATES," as per plat recorded on October 29, 2004 under Auditor's File No. 200410290108, records of Skagit County, Washington.

Situate in the Town of La Conner, County of Skagit, State of Washington.

Exhibit "B"

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

Recorded: October 29, 2004

Auditor's No.: 200410290108

DECLARATION OF RESTRICTIVE COVENANTS AND CONDITIONS OF "TILLINGHAST/DALAN ESTATES":

Executed By: Pamela Johnson

Dated: October 29, 2004

Recorded: October 29, 2004

Auditor's No.: 200410290109

Municipal assessments and impact fees, if any, levied by City of La Conner.

Assessments, if any, due and owing Tillinghast/Dalan Estates Homeowners' Association and/or Dalan Place Road Association.

Rights or claims of tenants in possession due to unrecorded leasehold interests and/or rental agreements, if any.

Rights of the seller to occupy said premises until October 31, 2024, under the terms of an unrecorded tenancy agreement with the proposed insured, Adolphsen Rentals, LLC, as disclosed by Addendum to Residential Purchase and Sale Agreement dated July 28, 2024, a copy of which is in the possession of the Company.