

When recorded return to:

Cottage Werks L.L.C.
9101 Hargreaves Palce
Mukilteo, WA 98275



201205150087
Skagit County Auditor

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Filed for Record at Request of
Land Title and Escrow
Escrow Number: 142042-OE

Grantor: Patricia Lee Flannigan
Grantee: Cottage Werks L.L.C., a Washington limited liability company

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR PATRICIA LEE FLANNIGAN, a single woman, as her separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to COTTAGE WERKS L.L.C., a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Lot 3, SP 32-87; Ptn Gov. Lot 4, 19-35-3 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 350319-0-011-0101, P34487

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 142042-OE.

Dated May 10, 2012

Patricia Lee Flannigan

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20121383
MAY 15 2012

Amount Paid \$ 4437.²⁰
Skagit Co. Treasurer
By man Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Patricia Lee Flannigan
the person(s) who appeared before me, and said person(s) acknowledged that she
signed this instrument and acknowledge it to be her free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: May 14, 2012

Karen Ashley

Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2014



EXHIBIT A

Schedule "A-1"

142042-OE

DESCRIPTION:

Lot 3, Short Plat No. 32-87, approved October 16, 1987, recorded October 20, 1987 in Book 7 of Short Plats, page 191, under Auditor's File No. 8710200011 and being a portion of Government Lot 4, Section 19, Township 35 North, Range 3 East, W.M.

TOGETHER WITH a non-exclusive easement for all utilities, over, across and under a 10 foot strip of land, the Northerly and Westerly line of said strip, being described as follows:

Beginning at the Southwesterly corner of Lot 1 of said Short Plat;
thence North 84°37'03" East along the Southerly line of said Lot 1, a distance of 402.74 feet;
thence North 0°15'08" West along the Easterly line of said Lot 1, a distance of 150.70 feet to the South line of Lot 2 and the end of said line.

Situate in the County of Skagit, State of Washington.



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