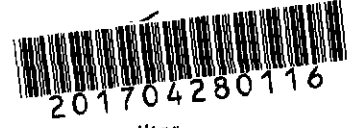


When recorded return to:
Anthony W Tolcher and Marilyn J Tolcher
511 Blackjack Oak
Shavano Park, TX 78230



Skagit County Auditor 1 of 5 12:52PM
4/28/2017 Page \$77.00

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20171787
APR 28 2017

Filed for record at the request of:

Amount Paid \$ 21,810.⁰⁰
Skagit Co. Treasurer
By *MEM* Deputy



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
020030009

Escrow No.: 620030009

STATUTORY WARRANTY DEED

THE GRANTOR(S) Happy Land-2, LLC, an Oklahoma Limited Liability Company
for and in consideration of "Ten And No/100 Dollars (\$10.00) , and other valuable consideration, as
part of an IRS 1031 Tax Deferred Exchange"
in hand paid, conveys, and warrants to Anthony W Tolcher and Marilyn J Tolcher, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
Lots 1, 2 and 3 of CITY OF ANACORTES SHORT PLAT NO. ANA-06-003, as approved October
16, 2007, and recorded October 19, 2007, under Auditor's File No. 200710190074, records of
Skagit County, Washington.

Situated In Skagit County, Washington
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P32376 / 350127-0-023-0000, P61813 / 3858-000-004-0003, P126750 /
3858-000-004-0100, P126751 / 3858-000-004-0200

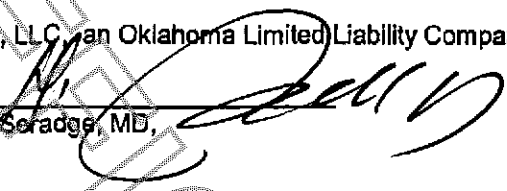
Subject to:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: April 21, 2017

Happy Land-2, LLC, an Oklahoma Limited Liability Company

BY: _____
Houshang Seradge, MD,
Manager



UNOFFICIAL DOCUMENT

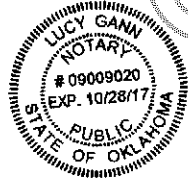
STATUTORY WARRANTY DEED
(continued)

State of OKLAHOMA

County of OKMONTANA

I certify that I know or have satisfactory evidence that Houshang Seradge, MD is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Manager of Happy Land-2, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 4/27/17





Name: Lucy Gann
Notary Public in and for the State of Oklahoma
Residing at: 1900 NW Exp #1300
My appointment expires: 10/28/17

EXHIBIT "A"
Exceptions

1. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Recorded: April 14, 1932
Auditor's No.: 250008, records of Skagit County, Washington
Executed By: State of Washington
Affects: Tidelands
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 CITY OF ANACORTES SHORT PLAT NO. ANA-06-003:

Recording No: 200710190074
3. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: June 11, 2007
Auditor's No.: 200706110188, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Underground electric system, together with necessary appurtenances
4. Avigation Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: September 25, 2007
Auditor's No(s): 200709250033, records of Skagit County, Washington
In favor of: Port of Anacortes
5. Agreement, including the terms and conditions thereof, entered into;
By: Chaffey Homes
And Between: Owners of Lots 1, 2 and 3 of Short Plat No. ANA-06-003
Recorded: October 29, 2007
Auditor's No. 200710290130, records of Skagit County, Washington
Providing: Joint maintenance agreement for roadway
6. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

EXHIBIT "A"
Exceptions
(continued)

7. Assessments, if any, levied by City of Anacortes.
8. City, county or local improvement district assessments, if any.