



201902280094

02/28/2019 02:10 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

When recorded return to:

James P. Shanahan, Jr
1820 Tundra Loop
Mount Vernon, WA 98273

STATUTORY WARRANTY DEED

19-1514-KH
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Investment Resources L.P., a Nevada Partnership, 19997 State Highway 9, Mount Vernon, WA 98274,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to James P. Shanahan Jr, a married man

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1: Lot 19 Trumpeter Meadows

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P123481 & 4872-000-019-0000

Dated: 2-28-19

Investment Resources L.P., a Nevada Partnership

By: *Thomas Hamer*
Thomas Hamer, Authorized Agent

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 701
FEB 28 2019

Amount Paid \$ 1005700
Skagit Co. Treasurer
By *MG* Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-1514-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Thomas Hamer, Authorized Agent of Investment Resources L.P. is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 28th day of February, 2019



Signature

Notary Public - Kate Hickok

Title

My appointment expires: 1-7-23

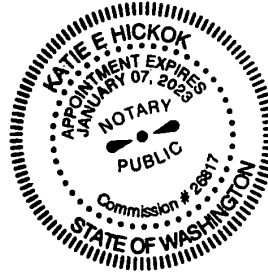


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 1820 Tundra Loop, Mount Vernon, WA 98273

Tax Parcel Number(s): P123481 & 4872-000-019-0000

Property Description:

Lot 19, "PLAT OF TRUMPETER MEADOWS", as per plat recorded on October 12, 2005, under Auditor's File No. 200510120048, records of Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 19-1514-KH

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EXHIBIT B

19-1514-KH

1. RESERVATION CONTAINED IN DEED

Executed by: State of Washington

Auditor's No.: 64282

As Follows: "Reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right to entry for opening, developing, and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry."

2. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Plat/Subdivision Name: Trumpeter Meadows

Recorded: October 12, 2005

Auditor's No.: 200510120048

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

3. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: February 17, 2006

Recorded: February 22, 2006

Auditor's No.: 200602220046

Executed By: Landmark Building & Development, Inc.