


When recorded return to:  
Alejandro Luevanos-Rodarte and Danielle Irene Luevanos  
1201 Shuler Avenue  
Burlington, WA 98233

  
**201906110069**  
06/11/2019 01:53 PM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620038351

**CHICAGO TITLE**  
620038351

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Just Flipping Investors 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 Alejandro Luevanos-Rodarte and Danielle Irene Luevanos, a married couple

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

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

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

Portion of Tract 69, "Plat of the Burlington Acreage Property", Vol. 1, Pg. 49, Skagit County, WA.

Tax Parcel Number(s): P62755 / 3867-000-069-1101

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20192256  
JUN 11 2019

Amount Paid \$6502.<sup>00</sup>  
Skagit Co. Treasurer  
By *Phon* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 7, 2019

Just Flipping Investors LLC

BY: [Signature]  
Jerry L Thompson  
Manager

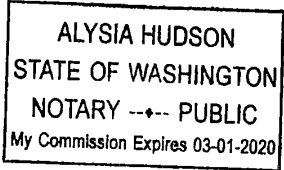
BY: [Signature]  
Rainee L Thompson  
Manager

State of Washington  
county of Skagit

I certify that I know or have satisfactory evidence that Jerry L Thompson  
Rainee L Thompson  
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 Just Flipping Investors LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 10, 2019

Alysia Hudson  
Name: Alysia Hudson  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 03.01.2020



**EXHIBIT "A"**  
Legal Description

The West 100 feet of the North 135 feet of the South ½ of the West ½ of Tract 69, "Plat of the Burlington Acreage Property", as per plat recorded in Volume 1 of Plats, Page 49, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

**EXHIBIT "B"**  
Exceptions

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

Granted to:	Delmar E. Cummings and Sarah L. Cummings, husband and wife
Purpose:	Water pipeline
Recording Date:	December 9, 1975
Recording No.:	827133
  
2. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:  

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."
  
3. Assessments, if any, levied by City of Burlington.
  
4. City, county or local improvement district assessments, if any.