

When recorded return to:

James B. Moore and Alicia Wunder  
2002 Tundra Loop  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2506

Jul 08 2020

Amount Paid \$6915.40  
Skagit County Treasurer  
By Bridget Ibarra Deputy

**STATUTORY WARRANTY DEED**

GNW 20-5954

THE GRANTOR(S) Investment Resources LLP, a Nevada Limited Partnership, 19997 Washington 9, Mount Vernon, WA 98274,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to James B. Moore, an unmarried person and Alicia Wunder, an unmarried person

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 6 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): P123468

Dated: 7-7-2020

Investment Resources LP, a Partnership

By: [Signature]  
Thomas Hamer

By: [Signature]  
Christine Hamer

STATE OF WASHINGTON  
COUNTY OF SKAGIT

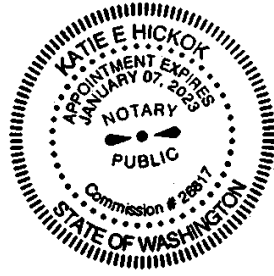
I certify that I know or have satisfactory evidence that Thomas Hamer and Christine Hamer of Investment Resources LP is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes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

Dated: 7<sup>th</sup> day of July, 2020

  
Signature

Notary  
Title

My appointment expires: 1-7-23



**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 2002 Tundra Loop, Mount Vernon, WA 98273  
Tax Parcel Number(s): P123468

Property Description:

Lot 6, "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.: 20-5954-KH

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**EXHIBIT B**

20-5954-KH

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

2. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

3. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

4. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

5. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

6. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

**9. 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."

**10. 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**

Statutory Warranty Deed  
LPB 10-05

**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".

**11. 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.