

When recorded return to:

Becca's Holdings LLC
1798 Samish Lane
Bellingham, WA 98229

GNW 21-9860

STATUTORY WARRANTY DEED

THE GRANTOR(S) Corrine E. Siegel and Branden M. Fox, each as their separate estate, 2235 Ferndale Terrace, Ferndale, WA 98248,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Becca's Holdings LLC, a Washington Limited Liability Company

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.

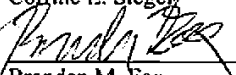
Abbreviated legal description: Property 1:
PTN 1 & 2 Block: 5 PLAT OF ALGER

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): P70391/4042-005-002-0108

Dated: 2/11/21



Corrine E. Siegel


Branden M. Fox

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-621

Feb 12 2021

Amount Paid \$2405.00
Skagit County Treasurer
By Heather Beauvais Deputy

STATE OF WASHINGTON
COUNTY OF WHATCOM

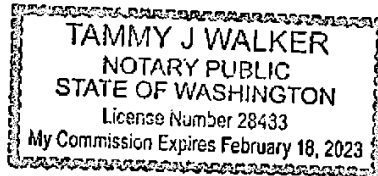
I certify that I know or have satisfactory evidence that Corrine E. Siegel and Branden M. Fox is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 11th day of February, 2021



Tammy J Walker

My appointment expires: 2/18/23



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 1680 Alger Cain Lake Road, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P70391/4042-005-002-0108

Property Description:

PARCEL A:

Those portions of Lots 1 and 2, Block 5, PLAT OF ALGER, SKAGIT COUNTY, WASHINGTON, according to the plat thereof recorded in Volume 4 of Plats, page 9, records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of said Lot 2;
Thence Northwesterly along the East line of said Lot to the Northeast corner thereof;
Thence West along the North line of said Lot 301.5 feet;
Thence at right angles Southerly to the North line of Park Road, as shown on the above plat;
Thence East along the North line of Park Road to the place of beginning;

EXCEPTING therefrom the following:

Commencing at the Southwest corner of Lot D, Short Plat No. 41-82, located in the Northeast Quarter of the Southeast Quarter of Section 7, Township 36 North, Range 4 East of the Willamette Meridian, said point being the Southeast corner of Lot 2, Block 5, Plat of Alger;
Thence North 01°05'00" West, along the West line of Lot D, a distance of 107.13 feet to the true point of beginning;
Thence continuing North 01°05'00" West, a distance of 70.00 feet to a cap and rebar, marking the Northeast corner of said Lot, also being an angle point in said Lot D;
Thence South 88°55'00" West, a distance of 17.00 feet to a point on the North line of Lot 2;
Thence South 14°44'01.5" East, a distance of 72.03 feet to the true point of beginning.

Situated in Skagit County, Washington.

PARCEL B:

Commencing at the Southwest corner of Lot D, Short Plat No. 41-82, located in the Northeast Quarter of the Southeast Quarter of Section 7, Township 36 North, Range 4 East of the Willamette Meridian, said point being the Southeast corner of Lot 2, Block 5, Plat of Alger;
Thence North 01°05'00" West, along the West line of Lot D, a distance of 177.13 feet to the Northeast corner of said Lot 2, and an angle point in the West line of said Lot D;
Thence South 88°55'00" West, a distance of 37.50 feet to a point on the North line of said Lot 2, being the true point of beginning;
Thence South 88°55'00" West along said North line, a distance of 70.00 feet to a 2" iron pipe being an angle point in the West line of Lot D, also being the Southeast corner of Lot 3, Block 5;
Thence North 01°05'00" West, a distance of 17.00 feet to a point on the West line of said Lot D;
Thence South 77°25'58.5" East, a distance of 72.03 feet to the true point of beginning.

Situated in Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

EXHIBIT B
21-9860-TW

1. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Plat of Alger recorded October 8, 1912 in Volume 4 of Plats, page 9, Official Records..

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".

2. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: December 15, 1960
Auditor's No(s): 602017, records of Skagit County, Washington
In favor of: Alger Improvement Club
For: Water Pipeline
Affects: Portion of subject property

3. Agreement, including the terms and conditions thereof; entered into;
By: Lance Yohannan
And Between: Whatcom County Water District No. 12
Recorded: July 25, 1985
Auditor's No. 8507250068, records of Skagit County, Washington
Providing: Sewer Service
Affects: Portion of subject property

Amended by instrument:
Recorded: November 21, 1991
Auditor's No.: 9111210055; 9111210056; and 9111210057, records of Skagit County, Washington

4. Agreement, including the terms and conditions thereof; entered into;
By: Lance Yohannan
And Between: Whatcom County Water District No. 12
Recorded: October 15, 1985
Auditor's No. 8510150020, records of Skagit County, Washington
Providing: Sewer Service
Affects: Portion of subject property

Amended by Instrument:
Recorded : February 24, 2004
Auditor's File No.: 20040224077

5. Right of-way for road known as Old Highway 99, constructive notice of which is contained in various instruments of record;
Affects: Portion of subject property

Statutory Warranty Deed
LPB 10-05

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6. Amended Sewer Service Agreements;

By: Lance Yohannan

And Between: Whatcom County Water District No. 12

Recorded: November 21, 1991

Auditor's No.: 9111210055, 9111210056 and 9111210057, records of Skagit County, Washington

Affects: Portion of subject property

7. Reservations contained in deed:

Recording Date:

December 27, 2006

Recording No.:

200612270267

Regarding: Skagit County Right to Farm Ordinance

8. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded January 7, 20204 under Auditor's File No. 200401070078 and 200401070079.

9. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Whispering Firs Survey recorded October 10, 2008 as Auditor's File No. 200810100092.

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

Granted to:

Puget Sound Energy, Inc.

Purpose:

Electric transmission and/or distribution line, together with necessary appurtenances

Recording Date:

July 16, 2012

Recording No.:

201207160148

Said instrument is a re-recording of instrument recorded under Auditor's File No.201203190241

11. Regulatory notice/agreement regarding Right to Manage Natural resource Lands that may include covenants, conditions and restrictions affecting the subject property, recorded September 7, 2018 as Auditor's File No. 201809070044 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

12. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Corrine Siegel Survey recorded October 31, 2018 as Auditor's File No. 201810310002.

13. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded July 16, 2019, as Auditor's File No. 201907160022.

Statutory Warranty Deed
I.PB 10-05

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14. Exclusive Easement, affecting a portion of subject property for the purpose of any and all purposes permitted by law, including landscaping, ingress, egress, and recreation including terms and provisions thereof granted to Kip O. Jones and Lindsay Jones recorded April 6, 2020 as Auditor's File No. 202004060127

15. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Corrine Siegel Amended Survey recorded May 11, 2020 as Auditor's File No. 202005110070.