

When recorded return to:

James C. Hanson and Jana M. Hanson
17446 Mallard Cove Lane
Mount Vernon, WA 98274

GNW 21-11514

STATUTORY WARRANTY DEED

THE GRANTOR(S) GS Joint Holdings, LLC, a Washington Limited Liability Company, 1006 Lone Tree Court, Bellingham, WA 98229,

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

in hand paid, conveys, and warrants to James C. Hanson and Jana M. Hanson, a married couple

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:
Unit 7, KENDALL PLACE CONDOMINIUM

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): P125658

Dated: June 14, 2021

GS Joint Holdings, LLC, a Washington Limited Liability Company

By: [Signature]
Giles Little, Member

By: [Signature]
Shannon Little, Member

By: [Signature]
Sarah Berry, Member

By: [Signature]
Gordon Berry, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-2740
Jun 17 2021
Amount Paid \$4549.00
Skagit County Treasurer
By Heather Beauvais Deputy

Statutory Warranty Deed
LPB 10-05

STATE OF WASHINGTON
COUNTY OF SKAGIT

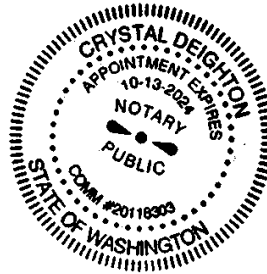
I certify that I know or have satisfactory evidence that Giles Little is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Member of GS Joint Holdings, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 14 day of June, 2021

Crystal Deighton
Signature

Essex Assistant
Title

My appointment expires: 10-13-2024



Statutory Warranty Deed
LPB 10-05

Order No.: 21-11514-KH

Page 2 of 4

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 879 Cook Road, Sedro Woolley, WA 98284
Tax Parcel Number(s): P125658

Property Description:

Unit 7, "KENDALL PLACE CONDOMINIUM", (a condominium), according to the Amended Declaration thereof recorded September 6, 2007, under Auditor's File No. 200709060103, records of Skagit County, Washington, and any amendments thereafter, and Survey Map and Plans thereof recorded under Auditor's File No. 200701240072, records of Skagit County, Washington.

Order No.: 21-11514-KH

Statutory Warranty Deed
LPB 10-05

Page 3 of 4

EXHIBIT B

21-11514-KH

1. Easement, affecting a portion of subject property for the purpose of ingress egress for natural gas pipelines including terms and provisions thereof granted to Cascade Natural Gas corporation recorded May 24, 2006 as Auditor's File No. 200605240036.
 2. Easement, affecting a portion of subject property for the purpose of {purpose_ez_doc} including terms and provisions thereof granted to Comcast of Washington IV, Inc., recorded August 11, 2006, as Auditor's File No. 200608110158.
 3. Easement affecting a portion of subject property and for the purpose of various services see document for particulars, in favor of Public Utility District No.1 of Skagit County, recorded October 24, 2006, as Auditor's File No. 200610240038.
 4. 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 Kendall Place Condominium recorded January 24, 2007, as Auditor's File No. 200701240072.
- 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".
5. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and recorded January 24, 2007 as Auditor's File No.200701240073, may be contained in the bylaws adopted pursuant to said Declaration.
- Said instrument was modified by instruments recorded September 6, 2007 and April 19, 2016, under Auditor's File Nos. 200709060103 and 201604190049.
6. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989 (R.C.W. 64.34) and as may be hereafter amended. The Company calls attention to provisions contained in the Washington Condominium Act (RCW 64) and Senate Bill 6175 Washington Uniform Common Interest Ownership Act requiring delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate"
 7. Any tax, fee, assessments or charges as may be levied by Kendall Place Condominium Owners Association.

Statutory Warranty Deed
LPB 10-05

Order No.: 21-11514-KH

Page 4 of 4