

When recorded return to:
Ahab Najem
AMN Investment Group LLC
6963 W Villa Lindo Dr
Peoria, AZ 85383

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620048078

CHICAGO TITLE
620048078

STATUTORY WARRANTY DEED

THE GRANTOR(S) Beulah M Bazinet, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to AMN Investment Group LLC.

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.)

Ptn. Lots 8-20, Blk. 3 and Ptn. Lots 4-17, Blk. 4, Miller Add. to Baker

Tax Parcel Number(s): P70661 / 4053-003-020-0008, P70663 / 4053-004-017-0001

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2911

Jun 25 2021

Amount Paid \$245.00
Skagit County Treasurer
By Josie L Bear Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 22, 2021

Beulah M Bazinet
Beulah M Bazinet

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Beulah M Bazinet is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 23 2021

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

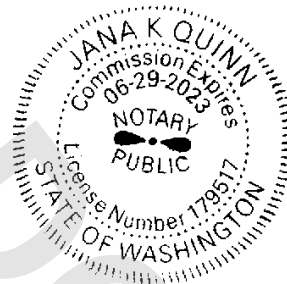


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P70661 / 4053-003-020-0008 and P70663 / 4053-004-017-0001

Lots 4 through 17, inclusive together with vacated portion of E Street bounded on the Westerly line of Lot 11 and vacated Alley, all in Block 4, MILLER ADDITION TO BAKER, now Concrete.
AND lots 8 through 19, inclusive and the West half of Lot 20, all in Block 3, MILLER ADDITION TO BAKER, now Concrete, as per Plat recorded in Volume 3 of Plats, Page 74, records of Skagit County, Washington.

EXCEPT that portion of said Block 4 conveyed to the State of Washington by Deed dated April 2, 1971 and Recorded May 27, 1971, as Auditor's File No. 753280.

TOGETHER WITH those portions of Streets as Vacated under Ordinance No. 394, under Recording No. 9603280046.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Public or private easements, if any, over vacated portion of said premises.
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 200705300080

3. 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."

4. Assessments, if any, levied by Concrete.
5. City, county or local improvement district assessments, if any.