

When recorded return to:
Abderrahmane Senhou
P.O. Box 709
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-4431
Sep 27 2021
Amount Paid \$645.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620049227

CHICAGO TITLE CO.
620049227

STATUTORY WARRANTY DEED

THE GRANTOR(S) AMN Investment Group 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 Abderrahmane Senhou, a single person

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.)

Lts 4-17, Blk 4, Miller Addition 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

STATUTORY WARRANTY DEED
(continued)

Dated: September 21, 2021

AMN Investment Group LLC

BY: Ahab
Ahab Najem
Member

State of ARIZONA
COUNTY of MARICOPA

I certify that I know or have satisfactory evidence that AHAB NAJEM

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 Member of AMN Investment Group LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 9.23.21

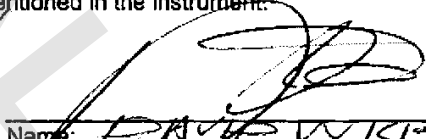

Name: DAVID W KELLY
Notary Public in and for the State of AZ
Residing at: PHOENIX AZ
My appointment expires: 2-21-24



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 Plat of Miller Addition to Baker:

Recording No: 71277

3. 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

4. Assessments, if any, levied by Concrete.
5. City, county or local improvement district assessments, if any.
6. 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

EXHIBIT "B"
Exceptions
(continued)

you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."