

202306140036

06/14/2023 11:12 AM Pages: 1 of 3 Fees: \$205.50  
Skagit County Auditor, WA

When recorded return to:

Pavle Kljajic, Christine Kljajic, and Danilo Kljajic  
4791 Oyster Drive  
Blaine, WA 98230

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20236889

Jun 14 2023

Amount Paid \$2325.00  
Skagit County Treasurer  
By Lena Thompson Deputy

## STATUTORY WARRANTY DEED

Guardian NW Title 23-18583-KH

THE GRANTOR(S) **Ligrow Investments Limited (British Virgin Islands Co. No. 1065532)**, 7807 Inverness Drive, Arlington, WA 98223,

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

in hand paid, conveys, and warrants to **Pavle Kljajic and Christine Kljajic, a married couple, and Danilo Kljajic, an unmarried person**

the following described real estate, situated in the County Skagit, State of Washington:

Tract 2 of Skagit County Short Plat No. 49-85, approved April 11, 1986 and recorded April 14, 1986 in Volume 7 of Short Plats, Page 82, as Auditor's File No. 8604140028, records of Skagit County, Washington, being a portion of the Southwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 26, Township 34 North, Range 4 East, W.M.

Abbreviated legal description: Property 1:  
Section 26, Township 34 North, Range 4 East - SE SW (aka Tr. 2 SP 49-85)

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 "A" attached hereto

Tax Parcel Number(s): P27919/340426-3-011-0205

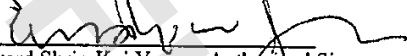
Statutory Warranty Deed  
LPB 10-05

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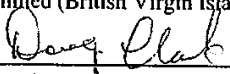
Dated: 6/13/2023

Ligrow Investments Limited (British Virgin Islands Co. No. 1065532)

By:   
Edward Shrie-Kai Young, Authorized Signor

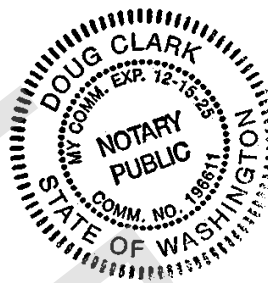
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 13<sup>th</sup> day of June, 2023 by Edward Young of Ligrow Investments Limited (British Virgin Islands Co. No. 1065532).

  
Signature

Notary Public  
Title

My commission expires: 12-15-25



*Authorized Signor*

**EXHIBIT A**

23-18583-KH

2. 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.

3. (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.

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

5. 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)

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

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

7. 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)

8. 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)

9. 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)

10. 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 Short Plat No. 49-85 recorded April 14, 1986 as Auditor's File No. 8604140086.

**End of Exhibit A**

Statutory Warranty Deed  
LPB 10-05

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