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Total Pages: 4 Rec Fee: \$106.50

eRecorded in Clark County, WA 12/30/2019 04:41 PM

CHICAGO TITLE VANCOUVER DOWNTOWN-655 W COLUMBI

SIMPLIFILE LC E-RECORDING

When recorded return to:

Chris G. Helmes
New Tradition Homes, Inc.
11815 NE 113th Street, Suite 110
La Center, WA 98629

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

655 W. Columbia Way, Suite 200
Vancouver, WA 98660

Escrow No.: 622-118712

STATUTORY WARRANTY DEED

THE GRANTOR(S) Holley Park, LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to New Tradition Homes, Inc., a Washington Corporation

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

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

Abbreviated Legal: (Required if full legal not inserted above.)

Lot(s) 1, 2, 8, 9, 10, 11, 12, 13, 16, 17, 18, 25, 32, 33, 34, and 39, Holley Park Subdivision Volume 312 Page 073

Tax Parcel Number(s): 986053955, 986053956, 986053962, 986053963, 986053964, 986053965, 986053966, 986053967, 986053970, 986053971, 986053972, 986053979, 986053986, 986053987, 986053988, 986053993

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: December 26, 2019

Holley Park, LLC, a Washington limited liability company

BY: Compass Group, LLC, a Washington limited liability company, its Member

BY: *Kevin Tapani*
Kevin Tapani
Manager

BY: *Shane Tapani*
Shane Tapani
Manager

State of WASHINGTON
County of CLARK

I certify that I know or have satisfactory evidence that Kevin Tapani and Shane Tapani are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Manager and Manager, respectively, of Holley Park, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 12-26-19

Krista Harrington
Krista Harrington
Notary Public in and for the State of Washington

Residing at: Vancouver, WA
My appointment expires: ~~February 28, 2023~~
Nov 19, 2021

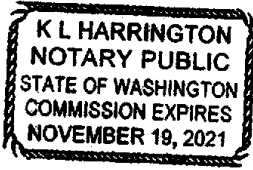


EXHIBIT "A"
Legal Description

**For APN/Parcel ID(s): 986053955, 986053956, 986053962, 986053963, 986053964, 986053965,
986053966, 986053967, 986053970, 986053971, 986053972, 986053979,
986053986, 986053987, 986053988 and 986053993**

Lot(s) 1, 2, 8, 9, 10, 11, 12, 13, 16, 17, 18, 25, 32, 33, 34, and 39, Holley Park Subdivision, according to the plat thereof, recorded in Volume 312 of Plats, Page 073, records of Clark County, Washington.

EXHIBIT "B"
Exceptions

1. Future taxes and assessments.
2. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Holley Park Homeowners Association
Recording Date: December 13, 2019
Recording No.: 5682095

3. Assessments, if any, levied by The City of La Center.
4. Conservation Covenant Running with the Land, and the terms and conditions thereof:

Recording Date: December 13, 2019
Recording No.: 5682095
Affects: Entire plat

5. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: December 13, 2019
Recording No.: 5682095
Affects: Entire plat

6. 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 Holley Park Subdivision:

Recording No: Volume 312, Page 73