

When recorded return to:
Mr. and Mrs. Thomas H. Larsen
P.O. Box 2116
Anacortes, WA 98221



201101280065
Skagit County Auditor

1/28/2011 Page 1 of 1 8:57AM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 137191-OAE

137191-OAE
LAND TITLE OF SKAGIT COUNTY

Grantor: Dakota Avenue, LLC
Grantee: Thomas H. Larsen and Sue H. Larsen
Tax Parcel Number(s): P126175/350123-0-009-0300
Abbreviated Legal: Ptn SE 1/4 Of NE 1/4, 23-35-1 E W.M. (Aka Lot 4, SP #ANA-04-010)

Statutory Warranty Deed

THE GRANTOR(S) DAKOTA AVENUE LLC, A WASHINGTON LIMITED LIABILITY COMPANY for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to THOMAS H. LARSEN AND SUE H. LARSEN, HUSBAND AND WIFE GRANTEE(S) the following described real estate, situated in the County of Skagit, State of Washington

Lot 4, Anacortes Short Plat No. SP-04-010, recorded June 4, 2007, under Auditor's File No. 200706040018, records of Skagit County, Washington, also known as the Rawhauser Short Plat; and being a portion of the Southeast 1/4 of the Northeast 1/4 of Section 23, Township 35 North, Range 1 East, W.M.

Situate in the City of Anacortes, County of Skagit, State of Washington.

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 137191-OAE.

Dated January 25, 2011

Dakota Avenue, LLC

By: Nels G. Strandberg, Managing Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

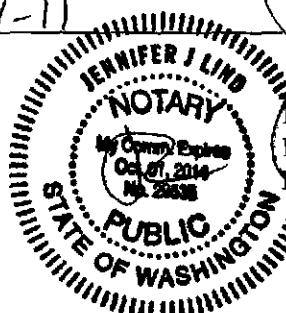
259
JAN 28 2011

Amount Paid \$ 2301.²⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

STATE OF Washington
County of Skagit, SS:

I certify that I know or have satisfactory evidence that Nels Strandberg
signed this instrument, on oath stated that He is
authorized to execute the instrument and acknowledged it as the Managing Member
of Dakota Avenue, LLC to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: 1-27-11



[Signature]
Notary Public in and for the State of Washington
Residing at Bow
My appointment expires: 10/01/2014