

When recorded return to:
JKKR, LLC
Attn: James K. Roe
3491 Green Cliffs Road
Anacortes, WA 98221



201112160146
Skagit County Auditor

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Filed for Record at Request of
Land Title and Escrow
Escrow Number: 139462-OAE

Grantor: W.A. Miller Family Trust
Grantee: JKKR, LLC
Tax Parcel Number(s): PP130783/
Abbreviated Legal: Ptn Lots 13-15, Blk. 3, Stewart's 1st Add

LAND TITLE OF SKAGIT COUNTY

139462-OAE Statutory Warranty Deed

THE GRANTOR(S) WALTER L. MILLER AND ALMA E. MILLER, AS CO-TRUSTEES OF THE W. A. MILLER FAMILY TRUST for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JKKR, LLC, A WASHINGTON LIMITED LIABILITY COMPANY GRANTEE(S) the following described real estate, situated in the County of Skagit, State of Washington

For Full Legal See Attached Exhibit "A"

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. 139462-OAE.

Dated December 15, 2011

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20113833
DEC 16 2011

Amount Paid \$4455.⁰⁰
Skagit Co. Treasurer
By mm Deputy

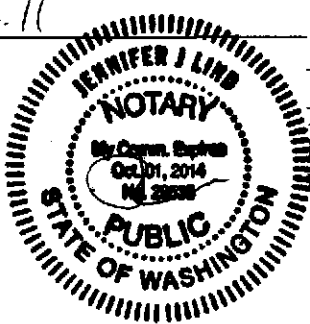
W.A. Miller Family Trust
Walter L Miller
By: Walter L. Miller, Co-Trustees

Alma E Miller
By: Alma E. Miller, Co-Trustees

STATE OF Washington }
County of Skagit , SS:

I certify that I know or have satisfactory evidence that Walter L. Miller and Alma E. Miller signed this instrument, on oath stated that They are authorized to execute the instrument and acknowledged it as the Co-Trustees of The W. A. Miller Family Trust to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 12.16.11



[Signature]
Notary Public in and for the State of Washington
Residing at 150W
My appointment expires: 10/01/2014

EXHIBIT A

PARCEL "A":

The East 20 feet of Lot 14, and all of Lot 15, Block 3, "STEWART'S FIRST ADDITION TO THE CITY OF ANACORTES, WASH.," as per plat recorded in Volume 2 of Plats, page 14, records of Skagit County, Washington.

(Also known as Parcel B of Boundary Line Adjustment Survey recorded October 25, 2011, under Auditor's File NO. 201110250019).

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

PARCEL "B":

A non-exclusive easement for access and utilities over, under, across and through the West 10 feet of Lot 13, and the East 10 feet of Lot 14, Block 3, "STEWART'S FIRST ADDITION TO THE CITY OF ANACORTES, WASH.," as per plat recorded in Volume 2 of Plats, page 14, records of Skagit County, Washington.

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



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