



201407310005

Skagit County Auditor

\$72.00

7/31/2014 Page

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1 8:59AM

When recorded return to:

Mr. and Mrs. Kurt Nelson
12021 Lake Baldwin Dr
Bristow, VA 20136

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 149677-OAE

Grantor: Channel Landing LLC

Grantee: Kurt Nelson and Nancy Nelson

Tax Parcel Number(s): P131880/6017-000-000-0007

Abbreviated Legal: LOT 7, THE RESERVE AT CHANNEL LANDING, PHASE III,

Statutory Warranty Deed

THE GRANTOR(S) CHANNEL LANDING, 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 KURT NELSON AND NANCY NELSON, HUSBAN AND WIFE GRANTEE(S) the following described real estate, situated in the County of Skagit, State of Washington

Lot 7, "THE RESERVE AT CHANNEL LANDING, PHASE III," recorded May 5, 2014, under Auditor's File No. 201405050073, records in Skagit County, Washington.

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. 149677-OAE.

Dated July 24, 2014

Channel Landing LLC

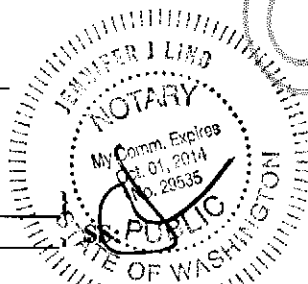
By: Nels Strandberg, Member of Strandberg
Investments LLC

STATE OF Washington
County of Skagit

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 31 2014

Amount Paid \$ 3191.20
By [Signature] Skagit Co. Treasurer Deputy



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 Member of Strandberg Investments LLC
Manger
of Channel Landing LLC
party for the uses and purposes mentioned in this instrument.

Dated: 7-29-14

[Signature]
Notary Public in and for the State of Washington
Residing at Bow
My appointment expires: 10/01/14