

When recorded return to:

Mr. and Mrs. Mark R. Kitzan
616 Arroyo Lane
Bellingham, WA 98229



201409190052
Skagit County Auditor \$73.00
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Filed for Record at Request of
Land Title and Escrow
Escrow Number: 150293-OAE ✓

Grantor: Channel Landing LLC
Grantee: Mark R. Kitzan and Shawna L. Kitzan
Tax Parcel Number(s): P131819/6015-000-000-0004
Abbreviated Legal: Lot 4, Reserve At Channel Landing, Phase II

LAND TITLE OF SKAGIT COUNTY

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 MARK R. KITZAN AND SHAWNA L. KITZAN, HUSBAND AND WIFE GRANTEE(S) the following described real estate, situated in the County of Skagit, State of Washington

Lot 4, "THE RESERVE AT CHANNEL LANDING PHASE II," as per plat recorded on February 20, 2014, under Auditor's File No. 201402200035, records of Skagit County, Washington.

TOGETHER WITH AND SUBJECT TO easements for access, utilities, storm and water main, as delineated on the face of said plat.

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. 150293-OAE.

Dated September 16, 2014

Channel Landing LLC

By: Nels G. Strandberg, Member of Channel
Landing LLC, and as Member of Strandberg
Investments LLC

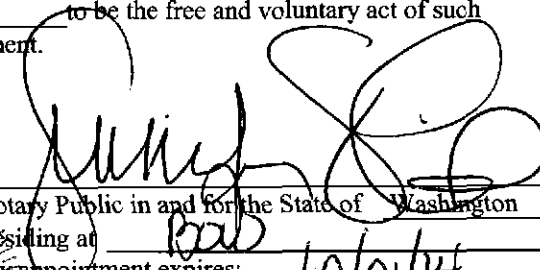
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2014 3474
SEP 19 2014

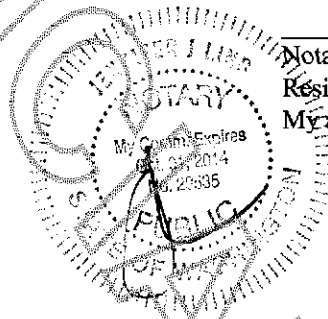
Amount Paid \$ 3369.²⁰
Skagit Co. Treasurer
By *mm* Deputy

STATE OF Washington }
County of Skagit, SS:

I certify that I know or have satisfactory evidence that Nels G. 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
which is the Member
of Channel Landing LLC to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: 9.18.14


Notary Public in and for the State of Washington
Residing at Boab
My appointment expires: 10/01/14



LPB 10-05(i-h)



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Skagit County Auditor

\$73.00

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