

When recorded return to:
Mr. and Mrs. Kevin M. Otnes
21326 Damson Road
Bothell, WA 98021



Skagit County Auditor
12/12/2014 Page 1 of 1 \$73.00
2 10:15AM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 150944-OAE ✓

Grantor: Ash Ventures, L.L.C.
Grantee: Kevin M. Otnes and Lori G Otnes
Tax Parcel Number(s): P56192/3772-195-005-0003
Abbreviated Legal: Lot 2, BLA 2014-0001, Being A Ptn Of Lots 8-10, Blk 195, Anacortes.

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR(S) ASH VENTURES L.L.C. WHO ACQUIRED TITLE AS ASH VENTURES, 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 **KEVIN M. OTNES AND LORI G. OTNES, HUSBAND AND WIFE GRANTEE(S)** the following described real estate, situated in the County of Skagit, State of Washington

Lot 2 of Boundary Line Adjustment No. 2014-0001, approved February 13, 2014 and recorded February 13, 2014, under Skagit County Auditor's File No. 201402130045, being also described as the East 19.58 feet of Lot 8 and all of Lots 9 and 10, Block 195, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington, together with the South 6.65 feet of the vacated alley adjacent thereto that attaches by operation of law.

TOGETHER WITH an exclusive, perpetual easement for ingress, egress and utilities over, under and across the North 12 feet of Lot 1 of said Boundary Line Adjustment No. 2014-0001, as described in instrument recorded February 13, 2014, under Auditor's File No. 201402130046, records of 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. 150944-OAE.

Also subject to reservation as shown on Exhibit "A" Attached hereto

Dated December 9, 2014

Ash Ventures, L.L.C.

By: Charles Ash, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20144714
DEC 12 2014

Amount Paid \$6048.10
Skagit Co. Treasurer
By *Mam* Deputy

EXHIBIT "A"

Seller guarantees that future home to be built on Lot 3 of Boundary Line Adjustment No. 2014-0001, approved February 13, 2014 and recorded February 13, 2014, under Skagit County Auditor's File No. 201402130045, will be single level home and the future home to be constructed will not block the view of the water from the second story bonus room of the home located on Lot 2.

Ash Ventures, L.L.C.

Approved and Accepted by Grantees

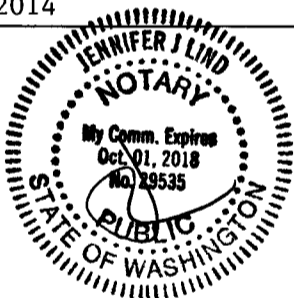
[Signature]

[Signature]
[Signature]

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Charlie Ash
signed this instrument, on oath stated that he is
authorized to execute the instrument and acknowledged it as the Member
of Ash Ventures, LLC to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: 12/10/2014

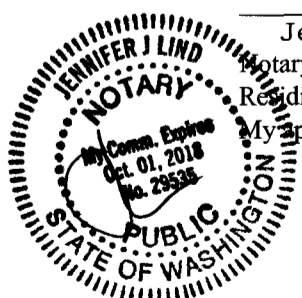


[Signature]
Jennifer J. Lind
Notary Public in and for the State of Washington
Residing at Bow
My appointment expires: 10/01/2018

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Kevin M. Otnes and Lori G Otnes
the person(s) who appeared before me, and said person(s) acknowledged that he/she/they
signed this instrument and acknowledge it to be his/her/their free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: 12/11/2014



[Signature]
Jennifer J. Lind
Notary Public in and for the State of Washington
Residing at: Bow
My appointment expires: 10/01/2018



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12/12/2014 Page 2 of 2 \$73.00 2 10:15AM