

When recorded return to:
Anacortes Landholding Company, LLC
320 Commercial Avenue
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A108880



Skagit County Auditor
4/9/2015 Page

1 of

2 3:29PM

\$73.00

Statutory Warranty Deed

A108880
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR 3 E Development, 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 Anacortes Landholding Company, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Ptn. Lot 15, all Lot 16, Ptn. Lot 17, Block 32, City of Anacortes

Ptn. of

Tax Parcel Number(s): P55045, 3772-032-017-0004

Lot 15, except the West 26 feet thereof, Lot 16 and the West 26 feet of Lot 17, Block 32, Map of the City of Anacortes, as recorded in Volume 2 of Plats, pages 4 through 7, inclusive, records of Skagit County, Washington.

Also known as Parcel C of Boundary Line Adjustment recorded on April 2, 2015, under Auditor's File No. 201504020063, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey, as per Exhibit "A" attached hereto

Dated 4/06/2015

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015/1/20

APR 09 2015

3 E Development, LLC

Amount Paid \$ 3,209.⁰⁰

Skagit Co. Treasurer
By *mlm* Deputy

Mark Edson
By: Mark Edson, Managing Member

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Mark Edson is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Managing Member of 3 E Development, LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 4-7-15

Vicki L. Hoffman
Vicki L. Hoffman

Notary Public in and for the State of Washington

Residing at Coupeville, Washington

My appointment expires: 10/08/2017

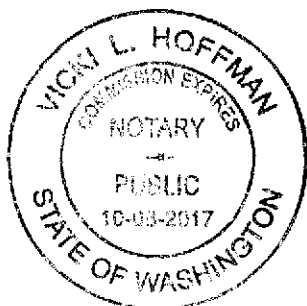


EXHIBIT A

EXCEPTIONS:

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.
Dated: July 8, 2010
Recorded: July 19, 2010
Auditor's No.: 201007190113
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

B. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Record of Survey
Recorded: May 29, 2008
Auditor's No.: 200805290092

C. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: 3 E Development, LLC
And: City of Anacortes
Dated: October 25, 2010
Recorded: November 5, 2010
Auditor's No.: 201011050147
Regarding: License Agreement

D. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Boundary Line Adjustment
Recorded: April 2, 2015
Auditor's No.: 201504020063
Affects: Subject property and other lands