

When recorded return to:

Mr. James McKinney
4303 Navigator Lane
Anacortes,, WA 98221



201507090047

Skagit County Auditor

\$73.00

7/9/2015 Page

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2 3:15PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 150292-OAE ✓

Grantor: Channel Landing LLC

Grantee: James McKinney

Tax Parcel Number(s): P131818/6015-000-000-0003

Abbreviated Legal: Lot 3, Reserve At Channel Landing, Phase II.

Land Title and Escrow

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 **JAMES² MCKINNEY, AN UNMARRIED MAN AS HIS SEPARATE PROPERTY GRANTEE(S)** the following described real estate, situated in the County of **Skagit**, State of **Washington**

Lot 3, "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. 150292-OAE.

Also Subject to that certain Latecomers Agreement dated May 5, 2006 and recorded May 5, 2006 under Auditor's File No. 200605050081 in the amount of \$1,301.53 provided by the City of Anacortes and is not due and payable until issuance of a building permit which grantee above agrees to assume responsibility

Date May 29, 2015

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20152640

JUL 09 2015


Buyers Initials

Amount Paid \$ 3 369. ²⁰
Skagit Co. Treasurer
By *mlm* Deputy

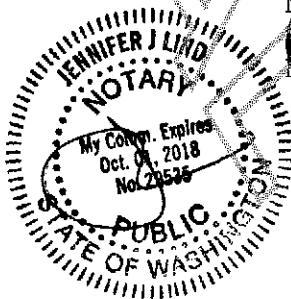
Channel Landing LLC

By: Nels Strandberg, Member

STATE OF Washington }
County of Skagit, SS:

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 Channel Landing LLC to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: 6-1-15



[Signature]
Notary Public in and for the State of Washington
Residing at Bow
My appointment expires: 10/1/18