

When recorded return to:
Joshua A. Tremmel
West Coast Plumbing, Inc.
7419 204th St NE
Arlington, WA 98223



201606150099
Skagit County Auditor
6/15/2016 Page 1 of 2 3:30PM \$74.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620027304

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20162456
JUN 15 2016

Amount Paid \$ 7141.00
By Skagit Co. Treasurer Deputy

CHICAGO TITLE
620027304

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dakota Avenue, LLC, a Washington limited liability company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to West Coast Plumbing, Inc.

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 2, ANACORTES SHORT PLAT NO. SP-04-010, recorded June 4, 2007, under Auditor's File
No. 200706040018, records of Skagit County, Washington, also known as the Rawhauser Short
Plat, and being a portion of the Southeast Quarter of the Northeast Quarter of Section 23,
Township 35 North, Range 1 East of the Willamette Meridian.

Situated in Skagit County, Washington

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P126173 / 350123-0-009-0100.

Subject to: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: June 9, 2016

Dakota Avenue, LLC, a Washington limited liability company

BY: [Signature]
Nels Strandberg Managing Member

State of WASHINGTON
County of Skagit

I certify that I know or have satisfactory evidence that
Nels Strandberg

Is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they)
signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and
acknowledged it as the Managing Member of Dakota Avenue, LLC to be the free and voluntary act of
such party for the uses and purposes mentioned in the instrument.

Dated: June 9, 2016

[Signature]
Name: Martin E. Lehr
Notary Public in and for the State of WA
Residing at: La Conner
My appointment expires: 2-9-19

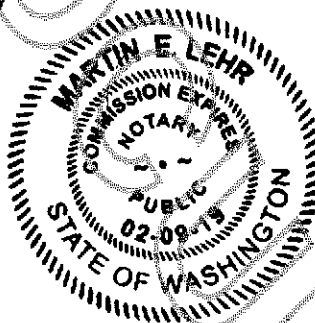


EXHIBIT "A"
Exceptions

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on ANACORTES SHORT PLAT NO. SP-04-010:

Recording No: 200706040018

2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: October 30, 2006
Auditor's No.: 200610300143, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
3. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;
Recorded: November 24, 1954
Auditor's No(s): 509693, records of Skagit County, Washington
Executed By: Park Estates Development Company, a limited partnership; by Great Western Investment Co., Inc., General Partner, by Albert Balch, President
4. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law;
Recorded: June 19, 2007
Auditor's No(s): 200706190114, records of Skagit County, Washington
Executed By: Dakota Avenue LLC
5. Assessments, if any, levied by City of Anacortes.
6. City, county or local improvement district assessments, if any.