



201606150100

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

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

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273  
Escrow No.: 620027305

CHICAGO TITLE  
620027305 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:

The West Half of Lot 3 and all of Lots 4, 5, 6 and 7, Block 404, NORTHERN PACIFIC ADDITION  
TO THE CITY OF ANACORTES, according to the plat thereof, recorded in Volume 2 of Plats,  
pages 9 through 11, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P58388 / 3809-404-007-0007,

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

Dated: June 2, 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

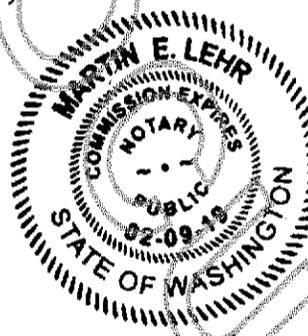
(s)are the person(s) who appeared before me, and said person acknowledged that (he/she/they)  
signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and  
acknowledged it as the Managing Member of Dakota Avenue, LLC, a Washington limited liability  
company 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

Amount Paid \$ 1785.00  
Skagit Co. Treasurer  
By: TTB Deputy

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20162457  
JUN 15 2016



**EXHIBIT "A"**  
Exceptions

1. 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

2. Declaration of Height Restriction including the terms, covenants and provisions thereof

Recording Date: October 16, 2013

Recording No.: 201310160028

3. Assessments, if any, levied by City of Anacortes.
4. City, county or local improvement district assessments, if any.