

AFTER RECORDING MAIL TO:

Pedalguy, Inc.
1704 S Burlington Blvd
Burlington, WA 98233



201709120097

Skagit County Auditor \$78.00
9/12/2017 Page 1 of 5 3:41PM

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 02-164493-OE

Land Title and Escrow

Statutory Warranty Deed

THE GRANTOR FIDALGO STORAGE, 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 Pedalguy, Inc., a Washington corporation the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Unit 105, Bldg. 4, Amended Fidalgo Business Park Condo
For Full Legal See Attached Exhibit "A"

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. 02-164493-OE.

Tax Parcel Number(s): 6034-004-000-0105, P133132

Dated September 6, 2017

Fidalgo Storage, LLC

By: Matson Real Estate LLC, Member

By: Robert Matson 9-7-17
Robert Matson, Manager,
Matson Real Estate, LLC

By: Howe Anacortes LLC, Member

By: _____
Robert Howe, Manager,
Howe Anacortes, LLC

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20174316
SEP 12 2017

Amount Paid \$ 2460.51
Skagit Co. Treasurer
By: HB Deputy

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**Pedalguy, Inc.
1704 S Burlington Blvd
Burlington, WA 98233**

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Land Title & Escrow of Skagit & Island County
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Tax Parcel Number(s): 6034-004-000-0105, P133132

Dated September 6, 2017

Fidalgo Storage, LLC

By: Matson Real Estate LLC, Member

By: _____
Robert Matson, Manager,
Matson Real Estate, LLC

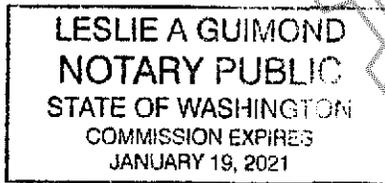
By: Howe Anacortes LLC, Member

By: Robert Howe
Robert Howe, Manager,
Howe Anacortes, LLC

STATE OF WASHINGTON }
COUNTY OF CHelan } SS:

I certify that I know or have satisfactory evidence that Robert Matson
_____ is the person who appeared before
me, and said person acknowledge that he signed this instrument, on oath stated he
is authorized to execute the instrument and acknowledge that as the
Manager of Matson Real Estate, LLC, Member of Fidalgo Storage, LLC
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: September 7, 2017



Leslie A. Guimond
Notary Public in and for the State of Washington
Residing at Chelan
My appointment expires: January 19, 2021

STATE OF WASHINGTON }
COUNTY OF _____ } SS:

I certify that I know or have satisfactory evidence that Robert Howe
_____ is the person who appeared before
me, and said person acknowledge that he signed this instrument, on oath stated he
is authorized to execute the instrument and acknowledge that as the
Manager of Howe Anacortes, LLC, Member of Fidalgo Storage, LLC
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: September, 2017

Notary Public in and for the State of Washington
Residing at _____
My appointment expires: _____

STATE OF WASHINGTON }
COUNTY OF _____ } SS:

I certify that I know or have satisfactory evidence that Robert Matson
_____ is the person who appeared before
me, and said person acknowledge that he signed this instrument, on oath stated he
is authorized to execute the instrument and acknowledge that as the
Manager of Matson Real Estate, LLC, Member of Fidalgo Storage, LLC
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: September, 2017

Notary Public in and for the State of Washington
Residing at _____
My appointment expires: _____

STATE OF WASHINGTON }
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that Robert Howe
_____ is the person who appeared before
me, and said person acknowledge that he signed this instrument, on oath stated he
is authorized to execute the instrument and acknowledge that as the
Manager of Howe Anacortes, LLC, Member of Fidalgo Storage, LLC
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: September 9th, 2017

Notary Public in and for the State of Washington
Residing at Mill Creek
My appointment expires: 7-02-2020



EXHIBIT A

PARCEL "A"

Unit 105, Building 4, "AMENDED FIDALGO BUSINESS PARK CONDOMINIUM", according to Declaration recorded March 23, 2016, under Auditor's File No. 201603230071, and any Amendments thereto and Survey Map and Plans recorded under Auditor's File No. 201603230072, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement for ingress and egress reserved in deed to Jerry Smith, et al recorded August 16, 1994, under Auditor's File No. 9408160065 and delineated on the face of Skagit Sound Business Park Condominium recorded May 3, 2007, under Auditor's File No. 200705030118, and Fidalgo Business Park Condominium recorded October 8, 2009, under Auditor's File No. 200910080141.

Situate in the City of Anacortes, County of Skagit, State of Washington.