

AFTER RECORDING MAIL TO:

Grant Cundy
4212 Osprey Lane
Anacortes, WA 98221



201711200164

Skagit County Auditor
11/20/2017 Page 1 of 3 3:21PM \$76.00

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 02-163389-OE

Land Title and Escrow

Statutory Warranty Deed

THE GRANTOR PADILLA HEIGHTS PROPERTIES, 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 **GRANT CUNDY** and **AUDREY CUNDY**, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Lot 1, City of Anacortes BLA #BLA-2015-0009, AF#201510080086

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. 02-163389-OE.

Tax Parcel Number(s): 3858-000-068-0200, P119973

Dated November 15, 2017

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20175444
NOV 20 2017

Amount Paid \$ 2187.00
Skagit Co. Treasurer
By BT Deputy

Padilla Heights Properties, LLC

Mike Spink, Manager
By: Michael J. Spink, Manager

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Michael J. Spink
signed this instrument, on oath stated that he is
authorized to execute the instrument and acknowledged it as the Manager
of Padilla Heights Properties, LLC to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: November 20, 2017

Lia M Coleman
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 5/15/19 8/25/2019

Notary Public
State of Washington
LIA M COLEMAN
Appointment Expires Aug. 25, 2019

EXHIBIT A

Lot 1, City of Anacortes Boundary Line Adjustment No. BLA-2015-0009, recorded October 8, 2015, under Skagit County Auditor's File No. 201510080086; more fully described as follows:

That portion of Lots 67, 68 and 69, "ANACO BEACH, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington, also being a portion of the Southeast ¼ of Section 27, Township 35 North, Range 1 East, W.M, being more particularly described as follows:

Beginning at the most Southerly corner of Lot 2 of that certain Boundary Line Adjustment map recorded under Skagit County Auditor's File No. 200403020078, also being the Westerly most corner of Lot A of Marine Point Short Plat No. ANA-04-009, recorded under Skagit County Auditor's File No. 200408250062;

thence North 57°52'27" West along the Southerly line of said Lot 1, also being the Northerly right of way margin of Anaco Beach Road, for a distance of 131.03 feet to a point of curvature;
thence along the arc of said curve to the right having a radius of 50.00 feet, through a central angle of 51°11'06" (called 51°10'43" on previous descriptions) an arc distance of 44.67 feet (called 44.66 feet on previous descriptions), more or less, to the Easterly right of way margin of Marine Drive;
thence North 44°02'01" East along said Easterly right of way margin for a distance of 20.05 feet;
thence South 30°13'26" East for a distance of 39.35 feet;
thence South 57°52'27" East for a distance of 50.86 feet;
thence North 44°02'01" East for a distance of 43.93 feet;
thence North 32°07'33" East for a distance of 19.38 feet;
thence South 79°34'50" East for a distance of 13.21 feet;
thence North 44°02'01" East for a distance of 40.15 feet;
thence South 40°25'25" East for a distance of 52.95 feet, more or less, to a point bearing North 32°07'33" East from the point of beginning, being a point on the Westerly line of said Marine Point Short Plat No. ANA-04-009;
thence South 32°07'33" West along said Westerly line for a distance of 110.67 feet, more or less, to the point of beginning.

Situate in the County of Skagit, State of Washington.