



When recorded return to:
 Allen Family Investments, LLC, a Washington limited liability company
 PO Box 817
 Anacortes, WA 98221

Skagit County Auditor
 12/14/2017 Page 1 of 3 3:40PM \$78.00

Recorded at the request of:
 Guardian Northwest Title
 File Number: A115111

Statutory Warranty Deed

A115111
 GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR James K. Roe, an unmarried man, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Allen Family Investments, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lots 14-19, Block 2, Stewart's 1st to Anacortes &
 Lot 28, Nelson's Addn. to Anacortes

For Full Legal See Attached Exhibit "A"

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto.

Tax Parcel Number(s): P58106, 3807-020-028-0005, P60414, 3833-002-017-0004, P60415, 3833-002-019-0002, P127411, 3833-002-015-0100

Dated 12-14-2017

James K. Roe
 James K. Roe

SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX
 20175788
 DEC 14 2017

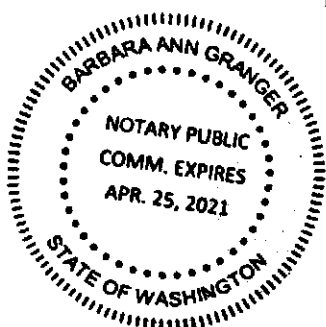
Amount Paid \$ 11,842.00
 Skagit Co. Treasurer:
 By nmr Deputy

STATE OF Washington }
 COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that James K. Roe, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 12/14/2017

Barbara A Granger
 Printed Name: Barbara A Granger
 Notary Public in and for the State of Washington
 Residing at 3 Sedro Woolley WA
 My appointment expires: 4/25/2021



Order No:

EXHIBIT "A"

PARCEL "A"

Lots 14 and 15, Block 2, "STEWART'S FIRST ADDITION TO THE CITY OF ANACORTES, WASH.," as per plat recorded in Volume 2 of Plats, page 14, records of Skagit County, Washington.

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

PARCEL "B":

Lots 16 and 17, Block 2, "STEWART'S FIRST ADDITION TO THE CITY OF ANACORTES, WASH.," as per plat recorded in Volume 2 of Plats, page 14, records of Skagit County, Washington.

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

PARCEL "C":

Lots 18 and 19, Block 2, "STEWART'S FIRST ADDITION TO THE CITY OF ANACORTES, WASH.," as per plat recorded in Volume 2 of Plats, page 14, records of Skagit County, Washington.

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

PARCEL "D":

Lot 28, "NELSON'S ADDITION TO ANACORTES, WASH.," as per plat recorded in Volume 2 of Plats, page 102, records of Skagit County, Washington.

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

EXHIBIT "B"

A. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Nelson's Addition to Anacortes Wash.
Recorded: January 14, 1890
Auditor's No.: Volume 2 of Plats, Page 102

B. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Stewart's First Addition to the City of Anacortes
Recorded: April 14, 1890
Auditor's No.: Vol 2 of Plats, Page 14

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Comcast of Washington IV, Inc., its successors and assigns
Recorded: January 18, 2005
Auditor's No. 200501180108
Purpose: A broadband communications system
Area Affected: Lots 11-15, Block 2

D. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey for Leonard Johnson, Bayside Inn
Recorded: November 14, 2008
Auditor's No.: 200811140002