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Skagit County Auditor

Return Address:

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Document Title(s) (or transactions contained therein):

Statutory Warranty Deed

Reference Number(s) of Document assigned or released:

n/a

Grantor(s) (Last name first, then first name and initial(s):

SIMONS, MARK and TROMBLY, BRENDA, Trustees of the SIMONS TROMBLY
LIVING TRUST, u/a dtd 08/22/2012

Grantee(s) (Last name first, then first name and initial(s):

BMBS GUEMES, LLC

Legal Description (abbreviated: i.e., lot, block, plat or section, township, range):

SECTION 02, TOWNSHIP 35 NORTH, RANGE 01 EAST

PTN LTI FRED STRELLS WEST BEACH
Assessor's Property Tax Parcel/Account Number(s):

Skagit County Parcel No. P65515

AFTER RECORDING MAIL TO:

KANOA S. OSTREM
Attorney at Law
7116 Greenwood Avenue N., #301
Seattle, WA 98103

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20191414
APR 19 2019

Amount Paid \$~~0~~
Skagit Co. Treasurer
By *mm* Deputy

STATUTORY WARRANTY DEED

THE GRANTORS, MARK SIMONS and BRENDA TROMBLY, Trustee of the SIMONS TROMBLY LIVING TRUST, u/a dtd 08/22/2012, for and in consideration only of transferring the Trust's interest in the herein described property to a Washington Limited Liability Company, convey and warrant to THE GRANTEE, BMBS GUEMES, LLC, the Trust's entire interest in the following described real estate, situated in Skagit County, State of Washington, including any interest therein which Grantors may hereafter acquire:

Skagit County Parcel Number: P65515.

FRED STRELL'S WEST BEACH TRS TDLNDS IN FR OF & TR 1 & VAC RD ADJ TO. ALSO TOGETHER WITH VACATED ROAD DESCRIBED AS FOLLOWS: THAT PORTION OF THE SOUTH 1/2 THEREOF WHICH LIES WESTERLY OF A LINE DRAWN DUE NORTH FROM THE NORTHEAST CORNER OF SAID LOT 1, FRED STRELL'S WEST BEACH TRACTS, DESCRIBED AS FOLLOWS: ALL THAT PORTION OF THE UNOPENED COUNTY RIGHT-OF-WAY EAST OFF OF THE WEST SHORE ROAD, NORTH OF LOT 1, PLAT OF FRED STRELL'S WEST BEACH TRACTS, AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 22, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND A PORTION OF GOVERNMENT LOT 2, IN SECTION 2, TOWNSHIP 35 NORTH, RANGE 1 EAST, BEING A STRIP OF LAND APPROXIMATELY 1000 FEET IN LENGTH AND 40 FEET IN WIDTH, ALL AS VACATED BY THAT CERTAIN FINAL ORDER OF VACATION RECORDED APRIL 29, 2003, UNDER AUDITOR'S NO. 200304290198.

SUBJECT TO Easements, reservations, restrictions, covenants, encumbrances and conditions of record.

Commonly known as: 6028 W. Shore Road, Anacortes, WA 98221.

Dated this 30th day of March, 2019.


MARK SIMONS, Trustee


BRENDA TROMBLY, Trustee


STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that MARK SIMONS, and BRENDA TROMBLY, Trustees of the SIMONS TROMBLY LIVING TRUST, u/a dtd 08/22/2012 are the individuals who appeared before me, and said individuals acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned.

DATED: 3/30, 2019.

(Seal or stamp)




Kana S. Ostrem
(Printed Name of Notary Public)
Notary Public in and for the State of
Washington, residing at Shoreline, WA
My appointment expires 5/9/20