

When recorded return to:
James R. Witcher
13244 Thomas Lane
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4650

Nov 04 2020

Amount Paid \$5605.00

Skagit County Treasurer

By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620044465

CHICAGO TITLE

620044465

STATUTORY WARRANTY DEED

THE GRANTOR(S) Manu Forti 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 James R. Witcher, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:

LOTS 5 TO 10 INCLUSIVE, BLOCK 8, MUNKS FIRST QUEEN ANNE ADDITION TO THE CITY
OF ANACORTES, ACCORDING TO PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 1,
RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P58039 / 3806-008-010-0001

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED (continued)

Dated: October 12, 2020

Manu Forti LLC

BY: [Signature]
Gregory S. McKee
Manager

BY: _____
Jonah O. McKee
Manager

BY: _____
Danielle E. Lindbo
Manager

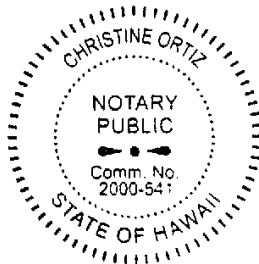
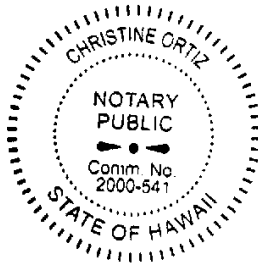
State of Hawaii

County of Mau

I certify that I know or have satisfactory evidence that Gregory S. McKee

is/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 Managers of Manu Forti 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: 10/16/2020



Name: Christine Ortiz
Notary Public in and for the State of Hawaii
Residing at: 2400 Kalia Rd, Wailuku, HI 96793
My appointment expires: 10/22/2024

Doc Date: 10/16/2020 # Pages: 3
Notary Name: Christine Ortiz Circuit
Doc. Description: Statutory Warranty Deed (Stamp or Seal)
Notary Signature: [Signature] Date: 10/16/2020

STATUTORY WARRANTY DEED (continued)

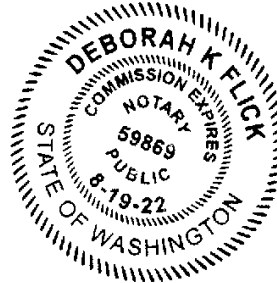
Dated: October 12, 2020

Manu Forti LLC

BY: _____
Gregory S. McKee
Manager

BY: _____
Jonah O. McKee
Manager

BY: _____
Danielle E. Lindbo
Manager



State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that _____

Jonah O. McKee
is/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 Managers of Manu Forti 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: 10/12/2020

Deborah K. Flick
Name: Deborah K. Flick
Notary Public in and for the State of WA
Residing at: Artisan
My appointment expires: 8/19/2022

STATUTORY WARRANTY DEED
(continued)

Dated: October 12, 2020

Manu Forti LLC

BY: _____
Gregory S. McKee
Manager

BY: _____
Jonah O. McKee
Manager

BY: Danielle E. Lindbo-Ward
Danielle E. Lindbo-Ward
Manager

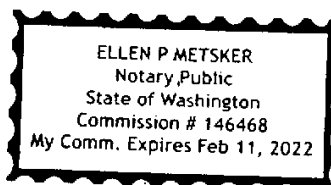
State of WA

County of MASON

I certify that I know or have satisfactory evidence that Danielle E. Lindbo-Ward

☒ is/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 Managers of Manu Forti 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: 11/02/2020



Ellen P. Metsker
Name: Ellen P. Metsker
Notary Public in and for the State of WA
Residing at: Big Harbor
My appointment expires: 2/11/2022

EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those 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 applicable law, as set forth on Munks' First Queen Anne Addition to the City of Anacortes:

Recording No: Volume 3, Page 1.

2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. City, county or local improvement district assessments, if any.
4. Assessments, if any, levied by The City of Anacortes.