

After Recording Return To

Grant B. Anderson
Anderson Law & Escrow, PLLC
2102 N. Pearl St., Ste 302
Tacoma, WA 98406

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

Affidavit No. 2020-5614

Dec 31 2020

Amount Paid \$6789.00
Skagit County Treasurer
By Heather Beauvais Deputy

CHICAGO TITLE
620044552

STATUTORY WARRANTY DEED

THE GRANTOR(S), LUCY KELLY, as her separate estate, for and in consideration of Four Hundred Twenty-Four Thousand Five Hundred and NO/100 Dollars (\$424,500.00) and other good and valuable consideration paid, convey(s) and warrant(s) to KING'S COMMERCIAL & BUSINESS REAL ESTATE, LLC, a Washington limited liability company, the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Lot(s): 12, Block: 14 Calhoun Add to La Conner. (full legal description as attached hereto as Exhibit "A" and by reference incorporated herein)

Tax Parcel No.: P74172 / 4124-014-012-0000

SUBJECT TO: those permitted exceptions only as set forth on Exhibit "B" attached hereto and by reference incorporated herein.

DATED this 29th day of December, 2020.

Approved and Accepted:

King's Commercial & Business Real Estate,
LLC

By: Suzanne M. King
Suzanne M. King, Manager/Member

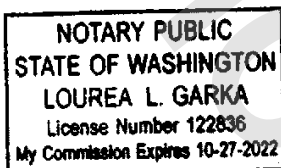
By: Chris M. King
Chris M. King, Manager/Member

Lucy Kelly
Lucy Kelly

STATE OF WASHINGTON)
) ss.
 COUNTY OF SKAGIT)

On this day personally appeared before me Lucy Kelly, to me known to be the individual that executed the foregoing instrument, and acknowledged said instrument to be her free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that she is authorized to execute said instrument.

WITNESS my hand and official seal this ³⁰~~30~~ day of December, 2020.

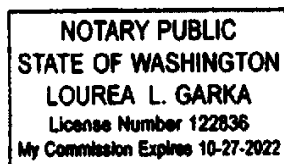


Lourea L. Garka
 NOTARY PUBLIC, in and for the State
 of Washington, residing at: Bellingham
 Print Name: Lourea L. Garka
 My Commission Expires: 10/27/2022

STATE OF WASHINGTON)
) ss.
 COUNTY OF SKAGIT)

On this day personally appeared before me Suzanne C. King and Chris M. King, to me known to be the Managers/Members of King's Commercial & Business Real Estate, LLC, the Washington limited liability company that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute said instrument.

WITNESS my hand and official seal this ³⁰~~29~~ day of December, 2020.



Lourea L. Garka
 NOTARY PUBLIC, in and for the State
 of Washington, residing at: Bellingham
 Print Name: Lourea L. Garka
 My Commission Expires: 10/27/2022

EXHIBIT "A"
Legal Description

Lot 12, Block 14, "CALHOUN ADDITION TO THE TOWN OF LA CONNER," as per plat recorded in Volume 1 of Plats, page 14, records of Skagit County, Washington. Situate in the Town of LaConner, County of Skagit, State of Washington.

EXHIBIT "B"**Permitted Exceptions**

1. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: March 29, 2006

Recording No.: 200603290108

2. Any rights, interests, or claims which may exist or arise by reason of matters disclosed by survey,

Recording Date: June 29, 2006

Recording No.: 200606290086

3. City, county or local improvement district assessments, if any.

4. Assessments, if any, levied by La Conner.

5. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.