

POOR ORIGINAL

When recorded return to:

Mark August Antonino and Therese Marylou Antonino
1803 M Avenue
Anacortes, WA 98221

STATUTORY WARRANTY DEED

GNW 20-8196

THE GRANTOR(S) HALIG HOUSE M AVE LLC, a Washington limited liability company,

for and in consideration of WAC458-61A-213(3) as part of an IRS 1031 Tax Deferred Exchange

in hand paid, conveys, and warrants to Mark August Antonino and Therese Marylou Antonino, Trustees of the
Antonino Family Living Trust Dated 12/28/2017

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description:

Lot 8-10, Block 86, MAP OF THE CITY OF ANACORTES

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): P55495; 3772-086-010-0007

Dated: 12/30/20

Halig House M Avenue LLC, a Washington Limited Liability Company

By: [Signature]
Judith UlreySKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1

Jan 04 2021

Amount Paid \$15792.50

Skagit County Treasurer

By Heather Beauvais Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 20-8196-KS

Page 1 of 5

Arizona
STATE OF ~~WASHINGTON~~
COUNTY OF ~~SKAGIT~~

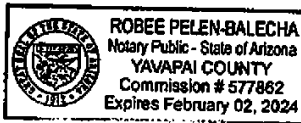
Yavapai
I certify that I know or have satisfactory evidence that Judith Ulrey is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the _____ of Halig House M Avenue LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 30 day of December, 2020

Robee Pele-Balecha
Signature

VP & Govt
Title

My appointment expires: *Feb 02, 2024*



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 1803 M Avenue, Anacortes, WA 98221
Tax Parcel Number(s):

Property Description:

Lot 8, 9 and 10, Block 86, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON",
according to the plat thereof recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County,
Washington.

Situated in Skagit County, Washington.

EXHIBIT B

20-8196-KS

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

2. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

3. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

4. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

5. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

6. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

9. 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: Map of the City of Anacortes

Recorded: July 3, 1891

Auditor's No.: Volume 2 of Plats, Pages 4 through 7

Statutory Warranty Deed
LPB 10-05

Order No.: 20-8196-KS

Page 4 of 5