

When recorded return to:

Click Construction LLC  
1308 33rd Street  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1188

Mar 19 2021

Amount Paid \$1957.00  
Skagit County Treasurer  
By Bridget Ibarra Deputy

GNW 21-10074

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Cedar Ridge Homes LLC, a Washington Limited Liability Company,,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Click Construction LLC, a Washington Limited Liability Company

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: Ptn. Lots 7 & 8, Block 17, NELSON'S ADD. TO ANACORTES P135416

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

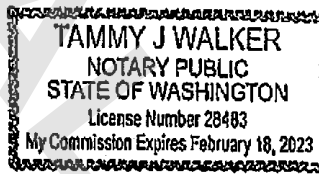
Tax Parcel Number(s): p135416/3807-017-008-0105

Dated: 3/16/2021

Cedar Ridge Homes LLC, a Washington Limited Liability Company

By: [Signature]  
Joe Harrison, MemberSTATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Joe Harrison is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Member of Cedar Ridge Homes LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 16<sup>th</sup> day of March, 2021Signature [Signature]Title NotaryMy appointment expires: 2/18/23

**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 24th Street, Anacortes, WA 98221  
Tax Parcel Number(s): P135416/3807-017-008-0105

**Property Description:**

That portion of Lots 7 and 8, Block 17, "NELSON'S ADDITION TO ANACORTES, WASH.," as per plat recorded in Volume 2 of Plats, page 102, records of Skagit County, Washington, described as follows:

BEGINNING in the Northeast corner of said Lot 8;  
Thence South 89°59'34" West, 27.99 feet;  
Thence South 0°00'54" East, 81.52 feet;  
Thence South 89°59'36" West, 10.89 feet;  
Thence South 00°01'01" East, 18.43 feet;  
Thence North 89°59'36" East, 38.38 feet;  
Thence North 00°00'54" West, 99.95 feet to the POINT OF BEGINNING.

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

**EXHIBIT B**  
21-10074-KS

1. 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

2. 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: Boundary Line Adjustment Survey  
Recorded: July 13, 2020  
Auditor's No.: 202007130051

3. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded December 31, 2020 under Auditor's File No. 202012310123.