

When recorded return to:

Holistic Development & Consulting LLC
PO Box 779
LaConnor, WA 98257

GNW 21-10201

STATUTORY WARRANTY DEED

THE GRANTOR(S) Susan D. Musselman, Successor Trustee of Joan B. Musselman Drake Revocable Trust dated July 2, 2009, PO Box 2469, Mount Vernon, WA 98273,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Holistic Development & Consulting LLC, a Wyoming 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: Property 1:
Ptn. Lots 1-3, & 6-8, Block A, Town of La Conner

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): P73933

Dated: 7/14/2021

Joan B. Musselman Drake Revocable Trust dated July 2, 2009

By: Susan D. Musselman
Susan D. Musselman, Successor Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3208

Jul 15 2021

Amount Paid \$7205.00
Skagit County Treasurer
By Heather Beauvais Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 21-10201-TJ

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Susan D. Musselman, Successor Trustee of Joan B. Musselman Drake Revocable Trust dated July 2, 2009 is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 14th day of July, 2021

Theresa R Johnson
Signature

Notary
Title

My appointment expires: 4-29-23

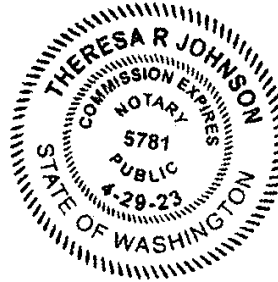


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 333 Washington Ave, La Conner, WA 98257
Tax Parcel Number(s): P73933

Property Description:

Lots 1, 2, 3, 6, 7 and 8, Block A, Town of La Conner, according to the plat thereof, recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington;

TOGETHER WITH that portion of the Vacated Alley, adjoining, which has attached by operation of law pursuant to Skagit County Cause No. 85-2-00213-2.

EXCEPT that portion thereof, if any, lying Westerly of a line 3 feet East of and parallel to the base of the hill, as conveyed to Glenn B. Overstreet and June S. Overstreet, husband and wife, by that instrument recorded under Auditor's File No. 726673, records of Skagit County, Washington.

EXHIBIT B

21-10201-TJ

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: Map of LaConner

Recorded: August 6, 1872

Auditor's No.: Volume 2 of Plats, Page 49

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: Survey

Recorded: March 7, 1985

Auditor's No.: 8503070009

3. 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: Survey

Recorded: October 22, 2008

Auditor's No.: 200810220059