

AFTER RECORDING MAIL TO:

**Anthony M. Tewalt , Member
8440 Lusk Road
Concrete, WA 98237**

**Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-184752-OE**

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-3658
Aug 09 2021
Amount Paid \$3605.00
Skagit County Treasurer
By Heather Beauvais Deputy

Statutory Warranty Deed

THE GRANTOR LIL' BUCKAROO INVESTMENTS LLC, a Washington limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to CJTT, LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn Lots 2 & 3, Lyman SP #1-86, AF #8701230021 (Ptn W 1/2 NE 1/4, 17-35-6 E W.M.)

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 350617-1-002-0500, P107765

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 01-184752-OE.

Dated July 27, 2021

(Attached to Statutory Warranty Deed)

Lil' Buckaroo Investments, LLC, a Washington
Limited Liability Company

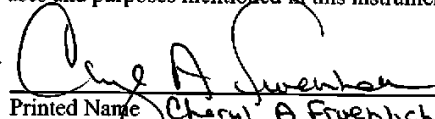


By: Cherie Geerdes, Sole Member

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Cherie Geerdes is the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument, on oath stated she are/is authorized to execute the instrument as sole member of Lil' Buckaroo Investments, LLC, a Washington Limited Liability Company to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 7-27-21



Printed Name Cheryl A Froehlich
Notary Public in and for the State of Washington

Residing at Seam Woolley

My appointment expires: 3-7-24

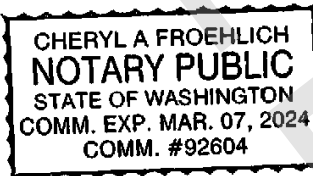


EXHIBIT A**PARCEL "A":**

Those portions of Lots 2 and 3 of Lyman Short Plat No. 1-86, recorded in Volume 7 of Short Plats, page 163, lying in the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 17, Township 35 North, Range 6 East, W.M., described as follows:

Beginning at the Northeast corner of said Lot 2;
thence South $81^{\circ}41'58''$ West along the North line thereof, a distance of 279.45 feet;
thence South $08^{\circ}18'02''$ East, a distance of 130.00 feet to the South line of said Lot 2;
thence South $88^{\circ}24'52''$ East, a distance of 252.98 feet to the East line of said Lot 3;
thence North $01^{\circ}35'08''$ East along the East line of Lots 2 and 3, a distance of 176.05 feet to the point of beginning of this description.

(Also known as Revised Lot 2 of Lyman Short Plat No. 1-86).

Situate in the County of Skagit, State of Washington.

PARCEL "B":

An easement for utility purposes over, under and across a 10 foot strip of land. Said 10 foot strip of land to be the Southerly 5 feet of Revised Tract 4 of Lyman Short Plat No. 1-86, and the Northerly 5 feet of Revised Tract 3 of Lyman Short Plat No. 1-86.

Situate in the County of Skagit, State of Washington.