

AFTER RECORDING RETURN TO:

BJT HOLDINGS LLC
1180 N TOWN CENTER DR #100
LAS VEGAS, NV 89144

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-5637
Dec 09 2021
Amount Paid \$4565.00
Skagit County Treasurer
By Lena Thompson Deputy

FILE NO 1211101

STATUTORY WARRANTY DEED

RE: 1005 20TH ST, ANACORTES, WA 98221

CHICAGO TITLE
620050145

GRANTOR: ROCHELLE SIDES

GRANTEE: BJT HOLDINGS LLC

LEGAL DESCRIPTION: Ptn Lot 3, Block 1, STEWART'S FIRST ADDITION TO THE CITY OF ANACORTES
(AKA LT A, BLA REC NO 202010120152)

TAX PARCEL NO: P60399 (ACCT NO 3833-001-004-0001)

formerly known as Rochelle Jacques

The Grantor, ROCHELLE SIDES, *a married woman as her separate estate*, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, conveys and warrants to the Grantee, BJT HOLDINGS LLC, *a Nevada limited liability company*, the following described real property situated in the County of SKAGIT, State of Washington:

Lot 3, Block 1, STEWART'S FIRST ADDITION TO THE CITY OF ANACORTES, According To the Plat Thereof, Recorded in Volume 2 Of Plats, Page 14 Records Of Skagit County, Washington; EXCEPT That Portion Said Lot 3 Described As Follows: BEGINNING In The Southwest Corner Of Said Lot 3; THENCE North 0°00'14" East, 30.65 Feet; THENCE South 88°05'39" East, 1.18 Feet; THENCE South 1°13'55" West, 30.62 Feet; THENCE North 89°58'05" West, 0.53 Feet To The Point Of Beginning. (ALSO KNOWN AS Lot A Of Boundary Line Adjustment Recorded On October 12, 2020 Under Auditor's File No. 202010120152.) SITUATE In The County Of Skagit, State Of Washington.

SUBJECT TO: Agreements, Conditions, Covenants, Easements, Reservations and Restrictions appearing of public record and/or running with the land.

Dated **NOVEMBER 27TH**, 2021.

Rochelle Sides
ROCHELLE SIDES

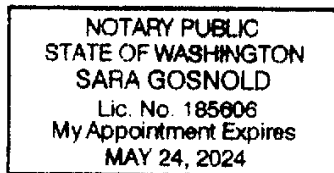
STATE OF WASHINGTON)

) ss.

COUNTY OF ISLAND)

I certify that I know or have satisfactory evidence that **ROCHELLE SIDES** is/are the persons who appeared before me and acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act and deed for the uses and purposes mentioned in the instrument.

DATE: 12/1/21



Sara Gosnold
Notary Public

Name printed SARA GOSNOLD

Commission Expires MAY 24, 2024