

202112150045

12/15/2021 10:25 AM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor, WA

AFTER RECORDING MAIL TO:

MJB Properties, LLC
5050 1st Avenue S, Suite 102
Seattle, WA 98134

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2021-5731
DEC 15 2021

Amount Paid \$ 14,235.⁰⁰
Skagit Co. Treasurer
By *LS* Deputy

GNW 21-13595

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recorders use only

STATUTORY WARRANTY DEED

File No: **4221-3846481 (SR)**

Date: **December 07, 2021**

Grantor(s): **Thomas E. O'Brian, an unmarried person**

Grantee(s): **MJB Properties, LLC, a Washington limited liability company**

Abbreviated Legal: **Ptn of Lots 7,8,9,10 and all of Lots 11 and 12, Block 1, NELSON'S TO ANA**

Additional Legal on page:

Assessor's Tax Parcel No(s): **P58059/3807-001-010-0005 /P58060**

THE GRANTOR(S) Thomas E. O'Brian, an unmarried person for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **MJB Properties, LLC, a Washington limited liability company**, the following described real estate, situated in the County of **Skagit**, State of **Washington**.

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

Parcel A

Lots 11 and 12 and the South 30 feet of Lots 8, 9 and 10; Block 1, "Plat of the Nelson Addition to Anacortes, Skagit County, Washington," according to the Plat recorded Volume 2 of Plats, page 102, Records of Skagit County, Washington.;

Parcel B

The North 70 feet of Lots 7, 8, 9 and 10, Block 1, "Plat of the Nelson Addition to Anacortes Skagit County, Washington", according to the Plat recorded in Volume 2 of Plats, page 102, Records of Skagit County, Washington, lying east of railway right of way.

APN: **P58059/3807-001-010-0005**

Statutory Warranty Deed
- continued

File No.: **4221-3846481 (SR)**

Subject To: 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.

APN: P58059/3807-001-010-0005

Statutory Warranty Deed
- continued

File No.: 4221-3846481 (SR)

Thomas E. O'Brian
Thomas E. O'Brian

STATE OF Washington)
COUNTY OF ~~Skagit~~ Snohomish)-ss

I certify that I know or have satisfactory evidence that **Thomas E. O'Brian, (s)** are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: December 13, 2021

Angel M. Moses

Notary Public in and for the State of Washington
Residing at: Snohomish
My appointment expires: 9-9-2023

