

When recorded return to:

Irwin Development Group, LLC  
13833 Bel-Red Road  
Bellevue, WA 98005

GNW 21-12506

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Allen Family Investments LLC, a Washington Limited Liability Company, ,

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

in hand paid, conveys, and warrants to Anacott5, 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:

Section 24, Township 35 North, Range 1 East - SE SE

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): P31896/350124-0-119-0008; P31894/350124-0-117-0000

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2022-411

Feb 04 2022

Amount Paid \$11921.00

Skagit County Treasurer

By Kaylee Oudman Deputy

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Dated: 1/25/22

Allen Family Investments LLC, a Washington Limited Liability Company

By: [Signature]  
Thomas L. Allen, Governor

By: [Signature]  
Pamela J. Allen, Governor

By: [Signature]  
Brian K. Allen, Governor

By: [Signature]  
Pamela J. Allen-Bowles, Governor

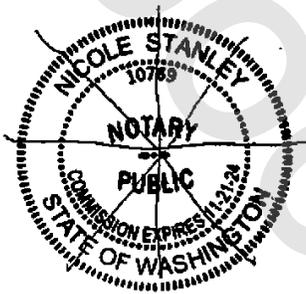
STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Thomas L. Allen and Pamela J. Allen are the persons who appeared before me and said persons acknowledged that they signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledge it as the Governors/Members of Allen Family Investments LLC to be the free and voluntary act of such parties for the uses and purposes mentioned in the instrument.

[Signature]  
Signature

Notary  
Title

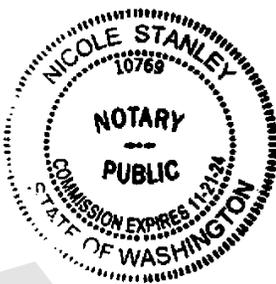
My appointment expires: 11/21/24



STATE OF WASHINGTON  
COUNTY OF King

I certify that I know or have satisfactory evidence that Brian K. Allen and Pamela J. Allen-Bowles are the persons who appeared before me and said persons acknowledged that they signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledge it as the Governors/Members of Allen Family Investments LLC to be the free and voluntary act of such parties for the uses and purposes mentioned in the instrument.

Nicole Stanley  
Signature  
Notary  
Title



My appointment expires: 11/21/24

UNRECORDED  
ORIGINAL DOCUMENT

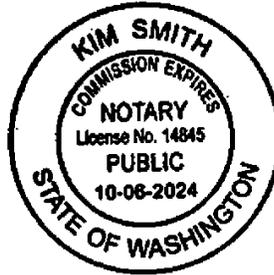
STATE OF WASHINGTON  
COUNTY OF SKAGIT

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Kim Smith  
Signature

notary  
Title

My appointment expires: 10-6-2024



STATE OF WASHINGTON  
COUNTY OF \_\_\_\_\_

I certify that I know or have satisfactory evidence that Brian K. Allen and Pamela J. Allen-Bowles are the persons who appeared before me and said persons acknowledged that they signed this instrument , on oath stated that they are authorized to execute the instrument and acknowledge it as the Governors/Members of Allen Family Investments LLC to be the free and voluntary act of such parties for the uses and purposes mentioned in the instrument.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

My appointment expires:

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Order No.: 19-3450-KS

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 1210 & 1212 29th Street, Anacortes, WA 98221  
Tax Parcel Number(s): P31896/350124-0-119-0008; P31894/350124-0-117-0000

**Property Description:**

**PARCEL A:**

That portion of the Southeast 1/4 of the Southeast 1/4 of Section 24, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at a point 393.6 feet West of the Southeast corner of said Southeast 1/4 of the Southeast 1/4, (or a point 98.4 feet West of the Southwest corner of a tract of land conveyed to one A.H. Moore); thence West 49.2 feet; thence North 296 feet; thence East 49.2 feet; thence South 296 feet to the place of beginning. EXCEPT the North 125 feet thereof, and ALSO EXCEPT that portion thereof conveyed to City of Anacortes, a municipal corporation by Deed dated August 4, 1964 and recorded November 8, 1965, under Auditor's File No. 674254.

Situated in Skagit County, Washington.

**PARCEL B:**

That portion of the Southeast 1/4 of the Southeast 1/4, Section 24, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at a point which is 442.8 feet West of the Southeast corner of said Southeast 1/4 of the Southeast 1/4; thence North 0 degrees 15'10" West to the center line of 28th Street in the City of Anacortes, if produced; thence Southerly to a point on the South line of said Section, which is 8 feet Westerly of the point of beginning; thence East along the South line of said Section to the point of beginning; EXCEPT that portion thereof conveyed to the City of Anacortes for street purposes, by deed recorded March 9, 1959, under Auditor's File No. 577490.

Situated in Skagit County, Washington.

**PARCEL C:**

That portion of the Southeast Quarter of the Southeast Quarter of Section 24, Township 35 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning at a point on the South line of said subdivision which is 492 feet West of the Southeast corner of said section; thence East 49.2 feet; thence North 296 feet; thence West 49.2 feet; thence South 146.63 feet; thence West 11.59 feet; thence South 146.58 feet; thence East 11.59 feet to the point of beginning;

EXCEPT that portion thereof conveyed to the City of Anacortes for street purposes by deed recorded March 9, 1959, under Auditor's File No. 577489 and No. 577490, records of Skagit County, Washington;

ALSO EXCEPT that portion thereof lying within the boundaries of the following described tract:

Beginning at a point which is 442.8 feet West of the Southeast corner of said section; thence North 0°15'16" West

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to the center line of 28th Street in Anacortes, Washington, if produced; thence Southerly to a point on the South line of said subdivision 8 feet Westerly of the point of beginning; thence Easterly along said South line to the point of beginning;

Situated in Skagit County, Washington.

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**EXHIBIT B**

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**1. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Gary Arlen Ames and Rosalie Louise Ames, husband and wife  
Recorded: September 30, 1963  
Auditor's No. 641417  
Purpose: Maintaining and repairing such buildings and driveways and pathways  
Area Affected: as disclosed in instrument

**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 for Gene Bouma Inc.  
Recorded: May 27, 1988  
Auditor's No.: 8805270033

**3. TERMS AND CONDITIONS OF NOTICE OF ENCROACHMENT:**

Dated: April 16, 2014  
Recorded: April 25, 2014  
Auditor's No.: 201404250044  
Said instrument is a re-recording of instrument recorded under Auditor's File No. 201404170015.

**4. 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 for William & Sally Turner  
Recorded: April 12, 2017  
Auditor's No.: 201704120017

**5. 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: BLA-2017-0004  
Recorded: April 11, 2017  
Auditor's No.: 201704110054

**6. Provisions and matters regarding a boundary line adjustment set forth on document recorded April 11, 2017 under Auditor's File No. 201704110055.**

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