

When recorded return to:
Krista S. Sweeney
811 26th Street
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE CO.
620050443

Escrow No.: 620050443

STATUTORY WARRANTY DEED

THE GRANTOR(S) BJT Holdings LLC, a Nevada limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Krista S. Sweeney, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:

THE WEST HALF OF LOT 6 AND ALL OF LOT 7, BLOCK 8, "AMENDED PLAT OF SHANNON'S
FIRST ADDITION TO OF ANACORTES", ACCORDING TO THE PLAT RECORDED 3 OF
PLATS, PAGE 8, RECORDS OF SKAGIT WASHINGTON;.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P58892 / 3814-008-007-0006

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-576

Feb 16 2022

Amount Paid \$6229.00

Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: February 3, 2022

BJT Holdings LLC

BY: [Signature]
Jeff Ehler
Manager

State of Nevada
County of Clark

This record was acknowledged before me on 2-11-2022 by
Jeff Ehler

as Manager of
BJT Holdings LLC

[Signature]
(Signature of notary public)

Notary Public in and for the State of Nevada
Residing at: Las Vegas, Nevada
My commission expires: Nov 6, 2024

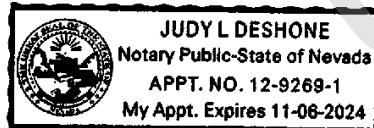


EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat of Amended Plat of Shannon's First Addition to the City of Anacortes:

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2. City, county or local improvement district assessments, if any.
3. Assessments, if any, levied by City of Anacortes.
4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.