

When recorded return to:

Dustin Smith and Rebecca Lynn Burtney
1209 18th St.
Anacortes WA 98221

STATUTORY WARRANTY DEED

GNW 22-14844

THE GRANTOR(S) Refuge Realty LLC, a Nevada Limited Liability Company, ,

for and in consideration of WAC 458-61A-213(3) as part a 1031 Tax Deferred Exchange and other valuable consideration

in hand paid, conveys, and warrants to Dustin Smith and Rebecca Lynn Burtney, a married couple

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:

Lot 5, Block 86, MAP OF THE CITY OF ANACORTES

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): P55492/3772-086-005-0004

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221295

Mar 31 2022

Amount Paid \$7205.00
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

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Dated: 3/28/2022

Refuge Realty LLC, a Nevada Limited Liability Company

By: [Signature] 3/28/2022
Joseph Graham, Member/Manager

STATE OF ~~WASHINGTON~~ Florida
COUNTY OF ~~SKAGH~~ Duval

I certify that I know or have satisfactory evidence that Joseph Graham signed this instrument, on oath stated that his is authorized to execute this instrument and acknowledged it as the Manager/Member of Refuge Realty LLC, a Nevada Limited Liability Company to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

[Signature]
Signature



Notary
Title

My appointment expires: 10/30/2022

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 1209 18th Street, Anacortes, WA 98221
Tax Parcel Number(s): P55492/3772-086-005-0004

Property Description:

Lot 5, Block 86, "MAP OF THE CITY OF ANACORTES", according to the plat thereof recorded in Volume 2 of Plats, Pages 4 through 7, records of Skagit County, Washington.

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EXHIBIT B

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1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

2. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON recorded June 1, 1890 as Auditor's File No. Vol. 2 of Plats, Pages 4-7.

Statutory Warranty Dced
LPB 10-05

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