

When recorded return to:

Bryan Matthew Velasquez  
2012 O Avenue, Apt A  
Anacortes, WA 98221

Land Title and Escrow  
205369-LT

## STATUTORY WARRANTY DEED

THE GRANTOR(S) **Pete's Real Estate LLC, an Alaska Limited Liability Company, who also appears of record as Pete's Real Estate LLC, a Washington Limited Liability Company** for and in consideration of EIGHT HUNDRED SEVENTY THOUSAND AND 00/100 Dollars (\$870,000.00) in hand paid, conveys, and warrants to **Bryan Matthew Velasquez, an unmarried person** the following described real estate, situated in the County Skagit, State of Washington:

LOT "A":

Lots 3, 4, 5 and 6, Block 1, "HENSLER'S SECOND ADDITION TO ANACORTES," as per plat recorded in Volume 3 of Plats, page 55, records of Skagit County, Washington, EXCEPT that portion of Lots 3, 4 and 5 described as follows:

BEGINNING in the Northeast corner of said Lot 3;  
thence South 0°00'42" West along the east boundary of said Lot 3, 17.00 feet;  
thence North 89°58'45" West, 60.15 feet;  
thence South 55°39'38" West, 17.43 feet;  
thence South 0°00'42" West, 34.58 feet;  
thence North 89°58'45" West, 14.54 feet;  
thence South 0°01'15" West, 4.10 feet;  
thence North 89°58'45" West, 10.13 feet;  
thence South 0°01'15" West, 3.54 feet;  
thence North 89°58'45" West, 42.70 feet;  
thence North 0°00'41" East, 69.05 feet;  
thence South 89°58'45" East, 141.91 feet to the POINT OF BEGINNING.  
(Also known as Lot A of BLA-2021-0023, under Auditor's File No. 202203170068.)

Situate in the City of Anacortes, County of Skagit, State of Washington.

Tax Parcel Number(s): 3795-001-006-0005/P57378

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record, if any.

Dated: April 25, 2022

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20221792

Apr 29 2022

Amount Paid \$14591.00  
Skagit County Treasurer  
By Lena Thompson Deputy

LPB 10-05(i)  
Page 1 of 2

Pete's Real Estate LLC, an Alaska Limited Liability Company

By: [Signature]  
Donald Peterson, Manager

The Chinook Dynasty Trust, Dated November 1, 2012, Manager of Pete's Real Estate LLC

By: [Signature]  
Vicki L. Peterson, formerly Vicki L. McManus, Successor Managing Trustee

STATE OF HAWAII

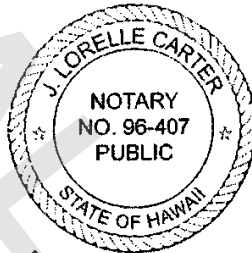
COUNTY OF HAWAII

This record was acknowledged before me on 27th day of April, 2022 by Donald Peterson as Manager of Pete's Real Estate.

[Signature]  
Signature

J. Lorelle Carter, Notary Public  
Title

My appointment expires: July 18, 2024



Doc. Date: 4-25-22 Pages: 2  
Notary Name: J. Lorelle Carter - Third Circuit  
Doc. Description: Warranty Deed  
[Signature] 4/25/22  
NOTARY CERTIFICATION

STATE OF HAWAII

COUNTY OF HAWAII

This record was acknowledged before me on 27th day of April, 2022 by Vicki L. Peterson as Successor Managing Trustee of the Chinook Dynasty Trust.

[Signature]  
Signature

J. Lorelle Carter, Notary Public  
Title

My appointment expires: July 18, 2024

