

When recorded return to:

Key Peninsula Properties LLC
PO Box 1845
Mount Vernon, WA 98274

GNW 22-15439

STATUTORY WARRANTY DEED

THE GRANTOR(S) TS Anacortes Enterprises, LLC, a Washington Limited Liability Company,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Key Peninsula Properties 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:

Lots 3 and 4, Block 1205, NORTHERN PACIFIC ADDITION TO 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): P58280

Dated: May 3, 2022

TS Anacortes Enterprises, LLC, a Washington Limited Liability Company

By: Stephen Demopoulos
Stephen Demopoulos, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221840

May 04 2022

Amount Paid \$3205.00

Skagit County Treasurer

By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 22-15439-TJ

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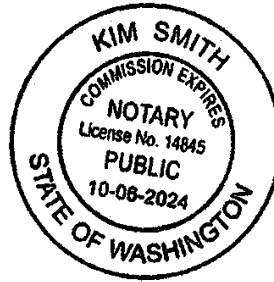
STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Stephen Demopoulos signed this instrument on oath stated the he is authorized to execute this instrument and acknowledged it as the Sole Member/Manager of TS Anacortes Enterprises LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Kim Smith
Signature

Notary
Title

My appointment expires: 10-6-2024



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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 3706 West 3rd Street, Anacortes, WA 98221
Tax Parcel Number(s): P58280; 3809-205-010-0109

Property Description:

Lots 3 and 4, Block 1205, NORTHERN PACIFIC ADDITION TO ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, pages 9 through 11, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT B

22-15439-TJ

1. 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: Plat of Northern Pacific Addition to Anacortes
Recorded: March 4, 1891
Auditor's No.: Volume 2 of Plats, Page 9

2. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Park Estates Development Company, a limited partnership, recorded November 24, 1954, as Auditor's File No. 509693.

3. Regulatory notice/agreement regarding Agreement to Construction Improvements that may include covenants, conditions and restrictions affecting the subject property, recorded March 24, 2022 as Auditor's File No. 202203240070 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

4. 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 3700 West 3rd Street Boundary Line Adjustment recorded March 24, 2022 as Auditor's File No. 202203240070.

Statutory Warranty Deed
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