

When recorded return to:
3401 Commercial Ave LLC, a Washington limited
liability company
PO Box 661
Bellevue, WA 98009
CT # 620050492

Filed for record at the request of:



11900 NE 1st St., Bldg. G, Ste. 110
Bellevue, WA 98005

Escrow No.: 220098-NCS

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Anacortes KLST, LLC, a Washington limited liability company** for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration and as part of an I.R.C. Section 1031 tax deferred exchange in hand paid, conveys, and warrants to **3401 Commercial Ave LLC, a Washington limited liability company**

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

Lots 1 through 10 , inclusive, Block 7, BEALE'S MAPLE-GROVE ADDITION TO ANACORTES, as plat recorded in Volume 2 of Plats, page 19, records of Skagit County, Washington.

Situated in Skagit County, Washington

Tax Parcel Number(s): P56613 / 3775-007-010-0000

Subject to:

Exceptions Set forth on attached Exhibit "A" and by this reference made a part hereof as if fully incorporated herein.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223106

Jul 29 2022

Amount Paid \$67242.50
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 25, 2022

Anacortes KLST, LLC

BY: [Signature]
NAME: KULDIP S. PUAR
TITLE: MEMBERState of Washington
County of KingThis record was acknowledged before me on 7/27/2022 by Kuldip Singh Puar as
member of Anacortes KLST, LLC.Jill Burdette
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 06/29/2026

EXHIBIT "A"
EXCEPTIONS

Restriction and covenant contained in Property Use and Development Agreement contained in Ordinance No. 1829, recorded under Auditor's File No. 8007280001, records of Skagit County, Washington, by and between Cornelia J. Huscher and the City of Anacortes, a municipal corporation as follows:

NOW, THEREFORE, Owner does hereby covenant, bargain and agree on behalf of herself, her heirs, successors, and assigns as follows:

Should her petition be granted and said property be rezoned from RH2A, Residential High Density Two A District, to Commercial District, owner shall not allow any other liquor license classification other than (a) restaurant or dining place - beer on premises and/or (c) wine on premises license.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Comcast of Washington IV Inc.
Purpose:	Broadband communications system
Recording Date:	October 8, 2009
Recording No.:	200910080070