

When recorded return to:

Dane A. Armstrong and Jacquelyn J. Armstrong  
PO Box 1320  
Anacortes, WA 98221

GNW 22-15826

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Earl R. Zumwalt, also shown of record as Earl Zumwalt and Colleen R. Zumwalt, husband and wife, 7746 Laguna Azul Avenue, No. 263, Mesa, AZ 85209,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Dane A. Armstrong and Jacquelyn J. Armstrong, Trustees of Dane and Jackie Armstrong Revocable Trust dated August 31, 2016 as to 67.252%, and 2400 Commercial LLC, a Washington Limited Liability Company as to 32.748%

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.

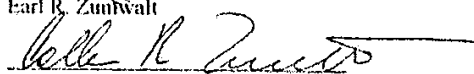
Abbreviated legal description: Property 1:  
Lots 5-9, Block 10, FIRST ADDITION TO THE CITY OF ANACORTES

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): P57229 and P57228

Dated: September 29, 2022

  
Earl R. Zumwalt

  
Colleen R. Zumwalt

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20224031

Sep 30 2022

Amount Paid \$20465.00

Skagit County Treasurer  
By Lena Thompson Deputy

Statutory Warranty Deed  
LFB 10-05

Order No.: 22-15826-KH

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STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 29<sup>th</sup> day of September, 2022 by Earl R. Zumwalt and Colleen R. Zumwalt

Signature

Title

My commission expires: 2/17/2024



**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 2403 Commercial Avenue, Anacortes, WA 98221

Tax Parcel Number(s): P57229 and P57228

**Property Description:**

**PARCEL A:**

Lots 5, 6, 7, Block 10, "FIRST ADDITION TO THE CITY OF ANACORTES, SKAGIT CO., WASHINGTON",  
as per plat recorded in Volume 1 of Plats, page 24, records of Skagit County, Washington.

**PARCEL B:**

Lots 8 and 9, Block 10, "FIRST ADDITION TO THE CITY OF ANACORTES, SKAGIT CO., WASHINGTON",  
as per plat recorded in Volume 1 of Plats, page 24, records of Skagit County, Washington.

**EXHIBIT B**

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10. 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 FIRST ADDITION TO THE CITY OF ANACORTES, SKAGIT CO., WASHINGTON recorded February 5, 1890 as Auditor's File No. Volume 1 of Plats, page 24.

Statutory Warranty Deed  
LPB 10-05

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