

When recorded return to:

Forrest E. McIntosh, Jr. and Molly J. McIntosh, Co-Trustees of McIntosh Family Living Trust dated
August 12, 2005
PO Box 1079
Anacortes, WA 98221

Land Title and Escrow
207817-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Shawn E. Landrum, Successor Trustee of The Howdy and Jan Wells Family Trust, dated December 31, 1993, as revised and/or restated on November 21, 1997, February 7, 2013 and June 29, 2021, further outlined within that Certificate of Trust dated June 7, 2022** for and in consideration of ONE MILLION SEVEN HUNDRED THOUSAND AND 00/100 Dollars (\$1,700,000.00) in hand paid, conveys, and warrants to **Forrest E. McIntosh, Jr. and Molly J. McIntosh, Co-Trustees of The McIntosh Family Living Trust, dated August 12, 2005** the following described real estate, situated in the County Skagit, State of Washington:

Abbreviated Legal: (Required if full legal not inserted above.)

Lot 2, Survey #9904230058; a portion of Block 1401, Northern Pacific Add. to Anac.

Tax Parcel Number(s): 3809-401-010-0200/P116201

For Full Legal See Attached "Exhibit A"

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown Land Title Company's Preliminary Commitment No. 207817-LT.

Dated: November 29, 2022

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224788

Dec 05 2022

Amount Paid \$32305.00

Skagit County Treasurer

By Lena Thompson Deputy

(attached to Statutory Warranty Deed)

Howdy and Jan Wells Family Trust dated December 31, 1993

By Shawn E. Landrum
Shawn E. Landrum, Successor Trustee

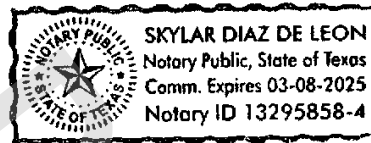
STATE OF Texas

COUNTY OF Navarro

This record was acknowledged before me on 30th day of November, 2022 by Shawn E. Landrum, Successor Trustee of Howdy and Jan Wells Family Trust dated December 31, 1993.

Skylar Diaz de Leon
Signature

Lending Assist.
Title



My commission expires: 03/08/2025

Exhibit A

Lot No. 2 of Survey, recorded April 23, 1999 under Auditor's File No. 9904230058 in Volume 21 of Surveys, at pages 187 and 188, more particularly described as follows:

A portion of Lots 3, 4, 5, 6 and 7 of Block 1401, "NORTHERN PACIFIC ADDITION TO ANACORTES", according to the Plat thereof recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington, and portions of the abandoned Great Northern Pacific Railway right-of-way, being more particularly described as follows:

Beginning at a point on the South line of Lot 7, lying 10 feet Easterly as measured perpendicular to the West line of said Lot 7;
thence North 69 degrees 42'24" East along the South line of said Block 1401, a distance of 120.00 feet to a point on the South line of said Lot 3, lying 10 feet Easterly as measured perpendicular to the West line of said Lot 3;
thence North 20 degrees 17'36" West parallel to and 10 feet Easterly as measured perpendicular, to the West line of said Lot 3, a distance of 127.63 feet;
thence South 69 degrees 42'24" West a distance of 90.00 feet;
thence North 20 degrees 17'36" West a distance of 48.8 feet, more or less, to the North boundary of said Lot 6;
thence continuing North 20 degrees 17'36" West a distance of 135.3 feet, more or less, to a point 15 feet distant Southeasterly, measured at right angles from the centerline of the railway of said Great Northern Railway Company, as located and constructed on March 6, 1940; thence Southwesterly along said right-of-way margin a distance of 30 feet, more or less, to a point lying North 20 degrees 17'36" West from the point of beginning;
thence South 20 degrees 17'36" East, a distance of 309.67 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.