

When recorded return to:

Everett Joe Lindholm and Linda K. Lindholm

415 EAST PARK DRIVE
ANACORTES, WA 98221

gnw 22-17404

STATUTORY WARRANTY DEED

THE GRANTOR(S) C&J Wilkerson, LLC, a Washington Limited Liability Company,

for and in consideration of ten dollars and other valuable consideration, as part of a 1031 Tax-Deferred Exchange

in hand paid, conveys, and warrants to Everett Joe Lindholm and Linda K. Lindholm, a married couple

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:

Lot 20, Block 4, AMENDED PLAT OF SHANNON'S FIRST ADD. & Ptn. Lots 13-14, Block 4, HENSLER'S
FIRST ADD.

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): P57331/3794-004-015-0009

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20235126

Jan 06 2023

Amount Paid \$6805.00

Skagit County Treasurer

By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 22-17404-KS

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Dated: January 3, 2023

C&J Wilkerson, LLC, a Washington Limited Liability Company

By: [Signature]
James Wilkerson, Member

By: [Signature]
Cynthia Wilkerson, Member

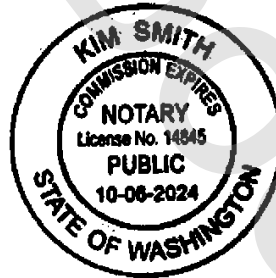
STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that James Wilkerson and Cynthia Wilkerson signed this instrument, on oath stated that they are authorized to execute this instrument and acknowledged it as the Members of C&J Wilkerson 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 commission expires: 10-6-2024



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EXHIBIT A
LEGAL DESCRIPTION

Property Address: 904 26th Street, Anacortes, WA 98221
Tax Parcel Number(s): P57331/3794-004-015-0009

Property Description:

Parcel A:

Lot 20, Block 4, AMENDED PLAT OF SHANNON'S FIRST ADDITION TO THE CITY OF ANACORTES, as per plat recorded in Volume 3 of Plats, pages 8, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Parcel B:

Lots 13 and the East 14.26 feet of lot 14, Block 4, "PLAT OF HENSLER'S FIRST ADDITION TO THE CITY OF ANACORTES, SKAGIT CO., WASH.", as per plat recorded in Volume 3 of Plats, page 46, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

EXHIBIT B

22-17404-KS

2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

3. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records. (Said Exception will not be included on Extended Coverage Policies)

9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

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: Name: Amended Plat of Shannon's First Addition Recorded: May 20, 1892 Auditor's No.: Volume 3 of Plats, Page 8

11. 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: Hensler's First Addition to the City of Anacortes Recorded: June 27, 1905 Auditor's No.: Volume 3 of Plats, page 46

12. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS,

Statutory Warranty Deed
LPB 10-05

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: Survey / Boundary Line Adjustment

Recorded: June 22, 2022

Auditor's No.: 202206220039

13. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded July 7, 2022
under Auditor's File No. 202207070036.