

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20236898

Jun 15 2023

Amount Paid \$17443.31  
Skagit County Treasurer  
By Lena Thompson Deputy

When recorded return to:

C. J. BUSH FAMILY, LLC  
2308 Forest View Lane  
Anacortes, WA 98221

GNW 23-18129

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) KEYSTONE PROPERTY SERVICES, LLC, a Washington Limited Liability Company, 909  
26th Street, Anacortes, WA 98221,

for and in consideration of **ten dollars and other valuable consideration, as part of an IRS 1031 Tax  
Deferred Exchange**

in hand paid, conveys, and warrants to C. J. BUSH FAMILY, 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: Property 1:  
Lots 1-3, Block 4, G. KELLOGG'S ADD. 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): P57845

Dated: 6/5/2023

KEYSTONE PROPERTY SERVICES, LLC, a Washington Limited Liability Company

By: [Signature]  
Kris Yaun, Member

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 5 day of June, 2023 by Kris Yaun, Member of KEYSTONE PROPERTY SERVICES, LLC.

[Signature]  
Signature

Notary  
Title

My commission expires: 6/19/25



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 2501 & 2503 16th Street, Anacortes, WA 98221  
Tax Parcel Number(s): P57845

**Property Description:**

Lots 1, 2 and 3, Block 4, G. KELLOGG'S ADDITION TO THE CITY OF ANACORTES, according to the plat thereof recorded in Volume 1 of Plats, Page 39, records of Skagit County, Washington. Situated in Skagit County, Washington.

Statutory Warranty Deed  
LPB 10-05

Order No.: 23-18129-KM

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**EXHIBIT B**

23-18129-KM

10. 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: G. Kellog's Addition to the City of Anacortes  
Recorded: March 7, 1890  
Auditor's No.: Vol 1 Page 39 of Plats
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: Survey  
Recorded: December 1, 2006  
Auditor's No.: 200612010100
12. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded on June 3, 2022 as Auditor's File No. 202206030076 .
- 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.
13. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded on December 7, 2022, as Auditor's File No. 202212070021.
14. Municipal assessments, if any, levied by the City of Anacortes. This Company suggests that inquiry be made to the City of Anacortes for current assessment status.