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06/20/2023 11:11 AM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor, WA

When recorded return to:

Cartwheel LLC
Joshua Top and Rebecca Top
PO Box 2012
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20236951

Jun 20 2023

Amount Paid \$9740.00
Skagit County Treasurer
By Lena Thompson Deputy

Land Title and Escrow
209339-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) K Ave LLC, a Washington Limited Liability Company for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Cartwheel LLC, a Washington Limited Liability Company, and Joshua Top and Rebecca Top, a married couple** the following described real estate, situated in the County of Skagit, State of Washington:

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

ptn NW NE, 25-35-1 E W.M.

Tax Parcel Number(s): 350125-0-017-0000/P31955

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 in Land Title Company's Preliminary Commitment No. 209339-LT.

Dated: June 14, 2023

(attached to Statutory Warranty Deed)

K Ave LLC, a Washington Limited Liability Company

By: *Greg Kreider*
Greg Kreider, Member

By: *Phil Fogle*
Phil Fogle, Member

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 10 day of June, 2023 by Greg Kreider and Phil Fogle, Members of K Ave LLC.

Brianna Maldonado
Signature

Notary Public
Title

My commission expires: Aug 30, 2025



Exhibit A**PARCEL "A":**

That portion of the Northwest ¼ of the Northeast ¼ of Section 25, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the Northwest corner of said Northwest ¼ of the Northeast ¼;
thence North 89°37'35" East 942.670 feet;
thence due South 132.655 feet to the true point of beginning of this description;
thence continuing due South 155.062 feet;
thence South 89°52'42" East 147.842 feet, more or less, to the West line of the "PLAT OF J. H. HAVEKOST'S ADDITION TO ANACORTES, SKAGIT CO., WASHINGTON," as per plat recorded in Volume 1 of Plats, page 23, records of Skagit County, Washington;
thence North 0°02'18" East along the West line of said plat 155.290 feet;
thence North 89°59'58" West 147.946 feet to the true point of beginning,

EXCEPT that portion, if any, lying within "K" Avenue,

ALSO EXCEPT that portion conveyed to the City of Anacortes for road, highway and utility purposes by deed recorded July 7, 1980, under Auditor's File No. 8007070009, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL "B":

That portion of the Northwest ¼ of the Northeast ¼ of Section 25, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the Northwest corner of said Northwest ¼ of the Northeast ¼;
thence North 89°37'35" East 942.670 feet;
thence due South 132.655 feet to the true point of beginning;
thence West to a fence line as it existed on July 14, 1978, and as described in Deed recorded August 14, 1978, under Auditor's File No. 885480, records of Skagit County, Washington;
thence South along said fence to an intersection with the South line of Parcel "C" of Survey recorded March 28, 1978, under Auditor's File No. 876291, records of Skagit County, Washington, projected Westerly;
thence East along said line to the Southwest corner of said Parcel "C";
thence due North to the point of beginning.

Situate in the City of Anacortes, County of Skagit, State of Washington.