



202307060028

07/06/2023 10:22 AM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

When recorded return to:

Judy A. Pedersen
PO Box 487
Mount Vernon, WA 98273

209355-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20237159
JUL 06 2023

Amount Paid \$ 11,390.06
Skagit Co. Treasurer
By KD Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **West Coast Builders 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 **Judy A. Pedersen, an unmarried person** the following described real estate, situated in the County of Skagit, State of Washington:

For Full Legal See Attached "Exhibit A"

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

Lots 830 & 831, Amended Shelter Bay Div. 5

Tax Parcel Number(s): 5100-005-830-0000/P129485

Leasehold Estate affecting the following land created by the instrument herein referred to as the Lease which is identified as follows:

For 830 Cowichan Place:

Dated: March 10, 1977

Recorded: April 15, 1977

Auditor File No: 854604

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Fidalgo Incorporated, a wholly-owned subsidiary

Assignment of Leasehold Estate and terms, provisions and conditions thereof.

Recorded July 6, 2023 Auditor's File No. 202307060026

For 831 Cowichan Place:

Dated: March 10, 1977

Recorded: April 15, 1977

Auditor File No: 854604

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Fidalgo Incorporated, a wholly-owned subsidiary

Assignment of Leasehold Estate and terms, provisions and conditions thereof.

Recorded July 6, 2023 Auditor's File No. 202307060027

(attached to Statutory Warranty Deed)

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. 209355-LT.

Dated: July 5, 2023

West Coast Builders LLC, a Washington Limited Liability Company

By: Roger J. Wills
Roger J. Wills, Member

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 5 day of July, 2023 by Roger J. Wills, Sole Member of West Coast Builders LLC.

[Signature]
Signature

Notary
Title

My commission expires: Nov. 15, 2026

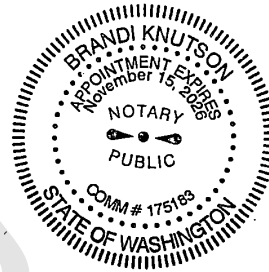


Exhibit A

A leasehold interest in the following described tract:

Lots 830 and 831, "AMENDED SURVEY OF SHELTER BAY DIV. 5, Tribal and Allotted Lands of Swinomish Indian Reservation," as recorded on June 2, 1976, as recorded in Volume 1 of Surveys, pages 184 through 186, inclusive, records of Skagit County, Washington, under Auditor's File No. 836134.

Situate in the County of Skagit, State of Washington.