

POOR ORIGINAL

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07/25/2023 03:54 PM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor, WA

When recorded return to:

David B. Jenkins, Jr. and Stacy K. Thornton
15111 2nd Avenue West
Lynnwood, WA 98087

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20237403

Jul 25 2023

Amount Paid \$6549.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 23-18854-KH

THE GRANTOR(S) BJT HOLDINGS LLC, a Nevada Limited Liability Company, 8635 w sahara ave, Suite 569, las vegas, NV 89117,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to David B. Jenkins, Jr., an unmarried man, and Stacy K. Thornton, an unmarried woman

the following described real estate, situated in the County Skagit, State of Washington:

LOT 3, BLOCK 1, STEWART'S FIRST ADDITION TO THE CITY OF ANACORTES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 14 RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THAT PORTION SAID LOT 3 DESCRIBED AS FOLLOWS:

BEGINNING IN THE SOUTHWEST CORNER OF SAID LOT 3;
THENCE NORTH 0°00'14" EAST, 30.65 FEET;
THENCE SOUTH 88°05'39" EAST, 1.18 FEET;
THENCE SOUTH 1°13'55" WEST, 30.62 FEET;
THENCE NORTH 89°58'05" WEST, 0.53 FEET TO THE POINT OF BEGINNING.

(Also known as Lot A of Boundary Line Adjustment recorded on October 12, 2020 under Auditor's File No. 202010120152.)

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated legal description: Property 1:

PTN. LOT 3, BLOCK 1, STEWART'S FIRST ADDITION TO THE CITY OF ANACORTES

P60399

Statutory Warranty Deed
LPB 10-05

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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 "A" attached hereto

Tax Parcel Number(s): P60399/3833-001-004-0001

Dated: 07/25/2023

BJT HOLDINGS LLC, a Nevada Limited Liability Company

By: Jeff T Ehlert
Jeff T. Ehlert, Member

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 25 day of July, 2023 by Jeff T. Ehlert, Member of BJT HOLDINGS LLC.

Kyle Beam
Signature

Notary

Title

My commission expires: 09/11/2023

KYLE BEAM
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 210008
COMMISSION EXPIRES 09/11/2023

This notarial act involved the use of communication technology

Statutory Warranty Deed
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EXHIBIT A

23-18854-KH

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 named STEWART'S FIRST ADDITION TO THE CITY OF ANACORTES recorded on April 14, 1890 as Auditor's File No. Vol. 2 of Plats, Page 14.

11. 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 named Survey recorded on June 25, 2007 as Auditor's File No. 200706250189.

12. 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

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following plat/short plat/survey named Boundary Line Adjustment Survey recorded on October 12, 2020 as Auditor's File No. 202010120152,

End of Exhibit A