

When recorded return to:
B.U.tiful, LLC, a Washington limited liability
company
5014 Kingsway
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20237464

Jul 31 2023

Amount Paid \$7205.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



11900 NE 1st St., Bldg. G, Ste. 110
Bellevue, WA 98005

Escrow No.: 230444-NCS

CHICAGO TITLE
622053652

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Marlo M. Frank**, as her separate estate, as to an undivided one-half (1/2) interest; and **Marlo M. Frank**, as Trustee of the **Gable J. Wilkins Trust**, dated 11/23/94, as to an undivided one-half (1/2) interest for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to **B.U.tiful, LLC, a Washington limited liability company**

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

The South 50 feet of Lot 2, Block 3, Calhoun Addition to The Town of LaConner, according to the plat thereof recorded in volume 1 of plats, page 14, records of Skagit county, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P74119

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: JULY 25, 2023

Gable J. Wilkins Trust, dated 11/23/94

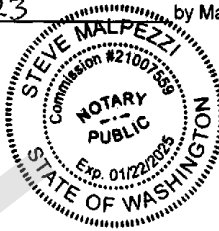
BY: Marlo M. Frank
Marlo M. Frank
Trustee
Marlo M. Frank
Marlo M. Frank

State of Washington

County of SKAGIT

This record was acknowledged before me on 7/25/23 by Marlo M. Frank as
Trustee of Gable J. Wilkins Trust, dated 11/23/94.

Steve Malpezzi
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 1/22/25



State of Washington

County of SKAGIT

This record was acknowledged before me on 7/25/23 by Marlo M. Frank.

Steve Malpezzi
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 1/22/25

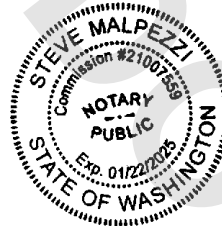


EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: June 22, 1984

Recording No.: 8406220075

2. Assessments, if any, levied by Town of LaConner.
3. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.