

When recorded return to:

O'Neil Property Investment LLC
1077 Zephyr Lane
Camano, WA 98282

208866-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20237675
Aug 15 2023
Amount Paid \$30267.50
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Donald R. Hoskins and Cynthia M. Hoskins, a married couple** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **O'Neil Property Investment LLC, a Washington State Limited Liability Company** the following described real estate, situated in the County of Skagit, State of Washington:

For Full Legal See Attached "Exhibit A"

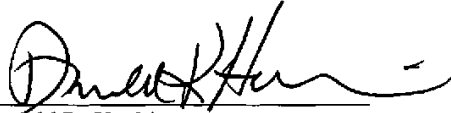
Abbreviated Legal: Lot 6 & Ptn of Lots 3, 4, 5, 7 & 8, Blk S, Map of LaConner, Whatcom Co

Tax Parcel Number(s): 4123-019-008-0006/P74068

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. 208866-LT.

Dated: August 9, 2023

(attached to Statutory Warranty Deed)



Donald R. Hoskins



Cynthia M. Hoskins

STATE OF WASHINGTON

COUNTY OF SKAGIT

This record was acknowledged before me on 9 day of August, 2023 by Donald R. Hoskins and Cynthia M. Hoskins.



Signature

Notary

Title

My commission expires: Nov. 15, 2026

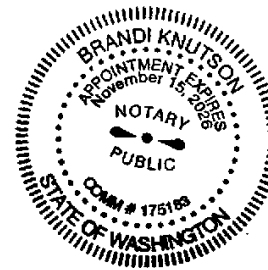


Exhibit A

PARCEL "A":

Lot 6 and a portion of Lots 3, 4, 5, 7 and 8, Block "S", "MAP OF LACONNER, WHATCOM COUNTY, WASHN. TERRY ., 1872", as per plat recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at the Southwest corner of said Block "S" (corner of Commercial and First Streets in the Town of La Conner);

thence Easterly along the Southerly line of said Block "S", 86 feet;

thence Northerly parallel with the Westerly line of said Block "S", 125 feet;

thence Westerly parallel with the Southerly line of said Block "S" to the Westerly line of said Block "S";

thence Southerly along said Westerly line to the point of beginning,

EXCEPT the following described tract:

Beginning at the Southwest corner of said Block "S";

thence Easterly along the Southerly line of said Block "S", 76 feet;

thence Northerly parallel with the Westerly line of said Block "S", 25 feet;

thence Westerly parallel with the Southerly line of said Block "S" to the Westerly line of said Block "S";

thence Southerly to the point of beginning.

Situate in the County of Skagit, State of Washington.

Parcel B:

An easement for existing stairway located on a three foot strip and an additional two foot strip to maintain, repair and replace the same in Easterly 54 feet of Lot 7 and 8.

Situate in the County of Skagit, State of Washington.