

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:

Ryan Simpson
1004 Commercial Ave., PMB 1083
Anacortes, WA 98221

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20238895
Date 11/30/2023

STATUTORY WARRANTY DEED

GRANTOR:	RYAN A. SIMPSON, an unmarried person
GRANTEE:	SIMPSON HOUSE, LLC a Washington limited liability company
Abbreviated Legal:	Lots 20 and 21, DEWEY BEACH ADDITION NO. 4
Additional Legal on page(s):	Exhibit "A"
Assessor's Tax Parcel No.:	3904-000-021-0006 / P65083

THE GRANTOR, **RYAN A. SIMPSON**, an unmarried person, for and in consideration of transfer to a limited liability company, which constitutes a mere change in identity, hereby conveys and warrants to **SIMPSON HOUSE, LLC**, a Washington limited liability company, as Grantee, all of Grantor's right, title and interest in and to the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein, to wit:

As hereto attached in Exhibit "A" and by this reference made a part hereof.

SUBJECT TO: Easements, covenants, restrictions and reservations of record.

Situated in Skagit County, Washington.

DATED: 11-29-2023, 2023



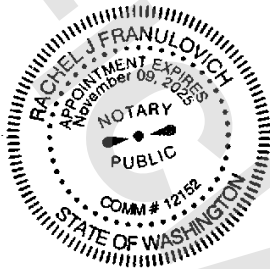
RYAN A. SIMPSON

Statutory Warranty Deed - 2

State of Washington)
) ss
County of Skagit)

I certify that I know or have satisfactory evidence that **RYAN A. SIMPSON** is the person who appeared before me and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: November 29, 2023.





NOTARY PUBLIC

Rachel Franulovich

Print Name of Notary

My appointment expires: 11-09-2025

Exhibit "A"

Lots 20 and 21, DEWEY BEACH ADDITION NO. 4, according to the plat thereof recorded in Volume 7 of Plats, page 50, records of Skagit County, Washington;

ALSO TOGETHER WITH that portion of Lot 19 in said Plat lying Southeasterly of a line drawn parallel to and 80 feet Northwesterly of the Southeasterly line of said Lot 19.

EXCEPT all that portion of said Lot 21, lying Southeasterly of a line drawn parallel with and 2.0 feet Northwesterly of the Southeasterly line of said Lot 21.

Situated in Skagit County, Washington.

Exhibit "A"