



**202312280156**

12/28/2023 10:49 AM Pages: 1 of 3 Fees: \$205.50  
Skagit County Auditor

After Recording Return To:

BETTS AUSTIN JOHNSON, pllc  
2200 Rimland Drive, Suite 230  
Bellingham, WA 98226-6695

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2023-9186  
DEC 28 2023

Amount Paid \$ 0  
By  Skagit Co. Treasurer Deputy

**Document Title:** Statutory Warranty Deed  
**Reference No. of Documents Released/Assigned:** N/A  
**Grantor:** THOMAS A. LITTLE, an unmarried man  
**Grantee:** ALI-JEN LLC, a Washington limited liability company  
**Abbreviated Legal:** Section 30, Township 34 North, Range 4 East – NE SE  
**Full Legal Description Attached as Exhibit "A,"** page 3  
**Assessor's Tax Parcel ID #:** P28788 / 340430-0-011-0015

### STATUTORY WARRANTY DEED

The GRANTOR, THOMAS A. LITTLE, an unmarried man, for and in consideration of a mere change in identity or form, conveys and warrants to GRANTEE, ALI-JEN LLC, a Washington limited liability company, all of his interest in the following described real estate, situated in the County of Skagit, State of Washington, including any after acquired title:

See legal description attached hereto as Exhibit "A".

DATED: December 8, 2023

  
\_\_\_\_\_  
THOMAS A. LITTLE, Grantor

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF WHATCOM )

I certify that I know or have satisfactory evidence that THOMAS A. LITTLE 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: December 6, 2023.

(SEAL/STAMP)

NOTARY PUBLIC  
STATE OF WASHINGTON  
WILLIAM H JOHNSON  
MY COMMISSION EXPIRES  
JUNE 13, 2027  
COMMISSION # 73299

William H Johnson  
NOTARY PUBLIC  
My appointment expires: 6/13/2027

E:\FILES\Clients\i-m\Little, Thomas (Mike)\State Planning\Property Transfers into LLCs\Ali-Jen LLC\Statutory Warranty Deed.doc

**EXHIBIT A**

**Site Address:** 322 West Blackburn Road  
**Tax Parcel No.:** P28788 / 340430-0-001-0015

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 89°40'44" WEST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 505.95 FEET; THENCE SOUTH 1°12'41" WEST, PARALLEL WITH THE WEST LINE OF SAID EAST HALF, A DISTANCE OF 585.00 FEET; THENCE NORTH 89°40'44" WEST 10.27 FEET TO THE WEST LINE OF PARCEL CONVEYED TO SKAGIT COUNTY BY DEED RECORDED UNDER AUDITORS FILE NUMBER 593256; THENCE CONTINUE NORTH 89°40'44" WEST, PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER 139.49 FEET TO THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30 AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°40'44" WEST 218.70 FEET TO THE CENTER LINE OF CLEVELAND AVENUE PRODUCED SOUTH, AS ESTABLISHED IN THE CITY OF MOUNT VERNON; THENCE NORTH 1°53'07" EAST, ALONG THE CENTER LINE OF CLEVELAND AVENUE PRODUCED 345.15 FEET TO A POINT 240.00 FEET FROM THE INTERSECTION OF THE CENTER LINE PRODUCED SOUTH OF CLEVELAND AVENUE, AS ESTABLISHED IN THE CITY OF MOUNT VERNON, AND THE CENTER LINE OF SAID SECTION 30; THENCE SOUTH 89°40'44" EAST, PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER, 214.64 FEET TO THE EAST LINE OF THE WEST HALF OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 1°12'41" WEST, ALONG SAID LINE, A DISTANCE OF 345.06 FEET TO THE TRUE POINT OF BEGINNING.

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.