

When recorded return to:

Michael Knight  
516 South Anacortes Street  
Burlington, WA 98233

GNW 23-19625

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20249245

Jan 03 2024

Amount Paid \$8476.20  
Skagit County Treasurer  
By Lena Thompson Deputy

## STATUTORY WARRANTY DEED

THE GRANTOR(S) Big Daddy's Assets LLC, a Washington Limited Liability Company, 29727 Lyman Hamilton Highway, Sedro-Woolley, WA 98284,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Michael Knight, an unmarried man

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description: Property 1:  
Lots 11 and 12, Block 77, Amended Plat of Burlington

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 "B" attached hereto

Tax Parcel Number(s): P71829

Dated: 1/3/2024

Big Daddy's Assets LLC, a Washington Limited Liability Company

By: Randy Stevens  
Randy Stevens

Statutory Warranty Deed  
LPB 10-05

Order No.: 23-19625-KH

Page 1 of 4

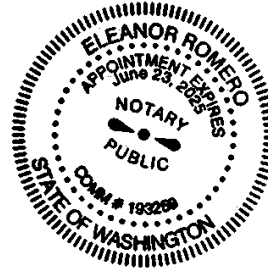
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 3rd January 2024  
day of ~~December~~, 2023 by Randy Stevens of Big Daddy's  
Assets LLC.

Eleanor Romero  
Signature

Notary  
Title

My commission expires: 6/23/2025



Statutory Warranty Deed  
LPB 10-05

Order No.: 23-19625-KH

Page 2 of 4

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 516 South Anacortes Street, Burlington, WA 98233  
Tax Parcel Number(s): P71829

**Property Description:**

Lots 11 and 12, Block 77, AMENDED PLAT OF BURLINGTON, according to the plat thereof recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington. Situated in Skagit County, Washington

Statutory Warranty Deed  
LPB 10-05

Order No.: 23-19625-KH

Page 3 of 4

**EXHIBIT B**

23-19625-KH

9. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name:

Amended Plat of Burlington, Skagit County, Wash.

Recorded:

July 3, 1894

Auditor's No.:

16511 (Volume 3 of Plats, page 17)

10. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded February 28, 2018 as Auditor's File No. 201802280086 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

Statutory Warranty Deed  
LPB 10-05

Order No.: 23-19625-KH

Page 4 of 4