

WHEN RECORDED RETURN TO:

GOLDILOCKS LLC
13930 92ND ST SE
SNOHOMISH, WA 98290

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Kaylee Oudman
Affidavit No. 20249448
Date 01/30/2024

DOCUMENT TITLE(S)	SPECIAL WARRANTY DEED
RERECORDING AFN 202309070037 TO CORRECT THE FULL LEGAL DESCRIPTION	
Grantor(s):	INSURED BY CHICAGO TITLE 620054148
NATIONAL RESIDENTIAL NOMINEE SERVICE INC	
Grantee (s):	
GOLDILOCKS LLC, A WASHINGTON LIMITED LIABILITY COMPANY	
APN(S):	
P73039 / 4101-039-011-0005	
ABBREVIATED LEGAL:	
PTN LTS 4 & 11 AND ALL LTS 5, 6, 7, 8, 9 & 10, BLK 39, "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON."	

202309070037
09/07/2023 12:29 PM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor, WA

Return Address:
Name Goldilocks LLC
Address 13930 92nd St SE
City/State/Zip Snohomish, WA 98290
879552 1101966

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20237000
Sep 07 2023
Amount Paid \$48142.50
Skagit County Treasurer
By Lena Thompson Deputy

CHICAGO TITLE COMPANY
620054148

Special Corporate Warranty Deed

National Residential Nominee Services Inc., with an office and principal place of business at 6640 Shady Oak Road, Suite 400, Eden Prairie, MN 55344, (hereinafter referred to as the Grantor), for and in consideration of the sum of Ten and No/100 Dollars and other good and valuable consideration, in hand paid, the receipt and sufficiency of which are hereby acknowledged, grants, bargains, sells, conveys and confirms to:

Goldilocks LLC, a Washington limited liability company

(hereinafter referred to as Grantee, whether one or more), the following described real estate, situated in the County of Skagit, State of Washington: See attached "Exhibit A"

Abbreviated Legal: PNT LTS 4 & 11 and all LTS 5,6,7,8,9,& 10 BLK 39, "map of Fidalgo City, Skagit Co., Washington

Assessor's Tax Parcel ID # P73039

This conveyance is made and accepted subject to the lien for current taxes and other assessments and all valid and subsisting restrictions, reservations, conditions, limitations, encumbrances, covenants, exceptions and easements as may appear of record, if any, affecting the above described property.

Dated August 22, 2023

National Residential Nominee Services Inc.

By: Rachael Uebing

Printed Name: Rachael Uebing

Its: VP

STATE OF MN

COUNTY OF Hennepin

ss.

On this 22 day of August, 2023 before me, the undersigned, a Notary Public in and for the State of MN, duly commissioned and sworn, personally appeared Rachael Uebing, to me known to be the VP of National Residential Nominee Services Inc. the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and

deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.

Nicole Stehanske

Notary Public in and for the State of MN, residing at

Dakota Co.

Stamp or Seal



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EXHIBIT "A"
LEGAL DESCRIPTION

Order No.: 620054148

~~The APN# Parcel ID(s) - 820039-1-100-000-000~~

The South 1/2 of Lot 4 and the South 1/2 of Lot 11 and all of Lots 5, 6, 7, 8, 9, and 10, Block 39, "Map of Fidalgo City, Skagit Co., Washington", as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington;

TOGETHER WITH that portion of the vacated streets and alley abutting thereon which have reverted to said property by operation of law.

ALSO, the East 32 1/2 feet of Lots 2, 3 and 4, Block 10, and the East 32 1/2 feet of Lots 1, 2 and 3, Block 39, and the East 32 1/2 feet of the North 1/2 of Lot 4, Block 39, all in the "Map of Fidalgo City, Skagit Co., Washington", as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington.

TOGETHER WITH that portion of vacated Halpin Avenue abutting thereon;

AND TOGETHER WITH that portion of vacated 10th Street lying between that portion of Blocks 10 and 39, described herein, which have reverted to said property by operation of law.

AND ALSO TOGETHER WITH that portion of the below described Tract "X" lying Southeasterly and Easterly of the following described line:

BEGINNING at the Southwest corner of the below described Tract "X", being an intersection of the Westerly extension of the South line of the North 1/2 of Lot 11, Block 39 with the centerline of Woodland Avenue as shown on the Map of Fidalgo City, Skagit Co., Washington, recorded in Volume 2 of Plats, pages 113 and 114, from which the centerline of Woodland Avenue bears South 2° 08' 07" West to the intersection with South Lake Campbell Road along the South line of the Northeast 1/4 of Section 13, Township 34 North, Range 1 East, W.M.; thence North 51° 56' 01" East for a distance of 241.99 feet; thence North 2° 08' 07" East for a distance of 288.8 feet, more or less, to the shoreline of Lake Campbell and being the terminus of said line.

Tract "X"

The West 72.5 feet of Lots 1, 2, and 3 also the West 72.5 feet of the North 1/2 of Lot 4 in Block 39, Map of Fidalgo City, Skagit Co., Washington, as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington.

TOGETHER WITH the North 1/2 of Lot 11 and all of Lots 12, 13, and 14 of Block 39;

AND TOGETHER WITH vacated adjacent alley and that portion of vacated Woodland Avenue adjacent as vacated by Skagit County Superior Court Cause No. 91-2-00549-7.

Situated in Skagit County, Washington.

STATE OF WASHINGTON
COUNTY OF SKAGIT COUNTY } SS

As Auditor of Skagit County County, I do hereby certify that the foregoing instrument is a true and correct copy of the original now on file in this office.

IN WITNESS WHEREOF, I set my hand and seal as Auditor of Skagit County County this 25th day of January, 2024.

Jandra Perkins
Auditor

John Zavala
Deputy Auditor



EXHIBIT "A"
LEGAL DESCRIPTION

Order No.: 620054148

For APN/Parcel ID(s): P73039 / 4101-039-011-0005

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TOGETHER WITH the North 1/2 of Lot 11 and all of Lots 12, 13, and 14 of Block 39;

AND TOGETHER WITH vacated adjacent alley and that portion of vacated Woodland Avenue adjacent as vacated by Skagit County Superior Court Cause No. 91-2-00549-7.

ALSO TOGETHER WITH all of Lot 1 and the West 72.5 feet of Lots 2, 3 and 4, Block 10, Map of Fidalgo City, Skagit Co. Washington, as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington.

AND ALSO TOGETHER WITH vacated alley adjacent and vacated 10th Street adjacent.

Situated in Skagit County, Washington.