

FILED FOR RECORD AT REQUEST OF
AND WHEN RECORDED RETURN TO:

STOEL RIVES LLP
600 University Street, Suite 3600
Seattle, Washington 98101
Attention: Kate Mathews

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Candi Newcombe
Affidavit No. 20249653
Date 02/22/2024

**CHICAGO TITLE
620053579**

SPECIAL WARRANTY DEED

Grantor: Anacortes Manor Associates, a Washington limited partnership
Grantee: Anacortes Manor LLC, a Washington limited liability company
Abbr. Legal Description: PTN. SE 1/4, SEC. 24-35-1E, W.M.

Complete legal description appears on Exhibit A hereto.

Assessor's Tax Parcel No.: P31918 / 350124-0-140-0001

The Grantor, Anacortes Manor Associates, a Washington limited partnership, for good and valuable consideration in hand paid, does hereby bargain, sell, and convey to Anacortes Manor LLC, a Washington limited liability company (the "Grantee"), that certain real estate situated in Skagit County, Washington described on Exhibit A attached hereto and incorporated herein by reference, together with all rights and privileges appurtenant thereto and improvements thereon, subject to the exceptions to title described on Exhibit B attached hereto.

The Grantor for itself and its successors-in-interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that Grantor will forever warrant and defend the said described real estate against all persons whomsoever claiming or to claim by, through, or under said Grantor and not otherwise.

[Remainder of page intentionally left blank; signatures follow.]

DATED as of February 21 ~~2023~~ ²⁰²⁴

GRANTOR:

ANACORTES MANOR ASSOCIATES,
a Washington limited partnership

By: Chaussee RD Manager LLC,
a Washington limited liability
company, its General Partner

By: [Signature]
James A. Chaussee, Manager

STATE OF WASHINGTON)

COUNTY OF King)

²⁰²⁴ This instrument was acknowledged before me on February 6,
~~2023~~ by James A. Chaussee as Manager of Chaussee RD Manager LLC, a Washington limited
liability company, the General Partner of Anacortes Manor Associates, a Washington limited
partnership.

(Seal)

[Signature]
NOTARY PUBLIC for the state of Washington

My commission expires: 7-9-27

Exhibit A – Legal Description
Exhibit B – Permitted Exceptions

NOTARY PUBLIC
STATE OF WASHINGTON
DONELLE NEWBUNT
MY COMMISSION EXPIRES
JULY 9, 2027
COMMISSION NO. 94005

Exhibit A
Legal Description

That portion of the East 1/2 of the Southeast 1/4 of Section 24, Township 35 North, Range 1 East, W.M., described as follows:

BEGINNING at the East quarter corner of Section 24, Township 35 North, Range 1 East W.M.; thence South $0^{\circ} 59' 30''$ East along the East Line of said Section, 664.81 feet to the South line of the North 1/2 of the North 1/2 of the Southeast 1/4 of said Section; thence South $89^{\circ} 47' 52''$ West along the South line of said North 1/2 of the North 1/2 of the Southeast 1/4, 226.14 feet to the true point of beginning of this description; thence continue South $89^{\circ} 47' 52''$ West to the East line of "N" Avenue produced South; thence North along the East line of "N" Avenue to the South line of 22nd Street; thence West along the South line of 22nd Street to the West line of "N" Avenue produced South; thence South along the West line of "N" Avenue and the East line of those two certain Tracts conveyed to the City of Anacortes by Deeds recorded under Auditor's File Nos. 550990 and 598656, a distance of 512 feet, more or less, to the North line of 24th Street, produced West; thence East along the North Line of 24th Street, produced to a point that bears South $0^{\circ} 01' 00''$ East from the true point of beginning; thence North $0^{\circ} 01' 00''$ West,

478.31 feet to the true point of beginning, excepting therefrom the following. & described Tracts:

(a) BEGINNING at the intersection of the South line of 22nd Street Produced with the West line of "N" Avenue produced; thence South along the West line of "N" Avenue produced, the same being the East line of that certain tract conveyed to the State of Washington (Military Department) by deed recorded December 1, 1960, under Auditor's File No. 601489, a distance of 312 feet, more or less, to a point 200 feet North of the North line of 24th Street produced; thence East parallel to the South line of 22nd Street produced 50 feet; thence North parallel to the West Line of "N" Avenue produced 312 feet, more or less, to the South line of 22nd Street produced; thence West along the South Line of 22nd Street produced 50 feet, more or less, to the point of beginning.

(b) BEGINNING at the East quarter corner of Section 24, Township 35 North, Range 1 East W.M.; thence South $0^{\circ} 59' 30''$ East along the East line of said Section, 664.81 feet to the South line of the North 1/2 of the North 1/2 of the Southeast 1/4 of said Section; thence South $89^{\circ} 47' 52''$ West along the South line of said North of the North 1/2 of the Southeast 1/4, 226.14 feet to the true point of beginning of this description; thence continue South $89^{\circ} 47' 52''$ West to the East line of "N" Avenue produced South; thence South along the East line of "N" Avenue produced 22 feet; thence North $89^{\circ} 47' 52''$ East to a point that bears South $0^{\circ} 01' 00''$ East from the true point of beginning; thence North $0^{\circ} 01' 00''$ West, 22 feet, more or Less, to the true point of beginning.

TOGETHER WITH a non-exclusive easement for travel purposes, over, along and across the East, 24 feet of the premises as described in the excepted Tract designated as Parcel (a) above and as reserved by the vestees therein Under instrument dated September 7, 1962 and recorded under Auditor's File No. 627651.

Situate in the County of Skagit, State of Washington

Exhibit B
Permitted Exceptions

1. General and special taxes and charges for 2024 and subsequent years, a lien not yet due and payable.
2. A utilities easement granted to of Puget Sound Power & Light Company recorded on October 29, 1976, Recording No. 845165.
3. Covenants, conditions, and restrictions recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey with Recording Nos. 489013 and 508858.
4. Utilities easement granted to Puget Sound Power & Light Company recorded on November 28, 1988, Recording No. 8811280116.
5. MDU Service Agreement recorded on May 10, 1999, Recording No. 9905100045.
6. Cable easement granted to Comcast of Wa, 4 recorded on August 7, 2003, Recording No. 200308070004.
7. Covenants, conditions, and restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey with Recording No. 200402170205.
8. Covenants, conditions, and restrictions recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey with Recording No. 201112160135.
9. Covenants, conditions, and restrictions recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set

forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey with Recording No. 201207300207.

10. Covenants, conditions, and restrictions recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey with Recording No. 201509250039.
11. Easement granted to the State of Washington recorded on October 18, 1962, Recording No. 627651.
12. Restrictive Use Covenant – The Last Existing Tenant executed by Anacortes Manor Associates.