

After Recording Return To:
Skagit Law Group, PLLC
P.O. Box 336
Mount Vernon, WA 98273

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Candi Newcombe
Affidavit No. 20249678
Date 02/23/2024

STATUTORY WARRANTY DEED

GRANTORS:

CATHERINE D. RITCHIE,
a married woman, as her separate estate;
MICHAEL B. RITCHIE,
a single man; and
JOSEPH J. RITCHIE, II,
a single man

GRANTEE:

ARCHIE'S FIX-IT SHOP LLC,
a Washington limited liability company

Legal Description:

Abbreviated Form: Lots 2 and 3, Block 12, "CALHOUN ADDITION TO THE
TOWN OF LACONNER"

Additional on: Exhibit "A"

Assessor's Tax Parcel Nos.: 4124-012-003-0005 / P74156

THE UNDERSIGNED GRANTORS, **CATHERINE D. RITCHIE**, a married woman, as her separate estate; **MICHAEL B. RITCHIE**, a single man; and **JOSEPH J. RITCHIE, II**, a single man, for and in consideration of the transfer of an interest in real property to a limited liability company in the same pro rata shares as held prior to transfer, which constitutes a mere change in form of ownership, hereby convey and warrant to the GRANTEE, **ARCHIE'S FIX-IT SHOP LLC**, a Washington limited liability company, all of Grantor's right, title, and interest, together with

STATUTORY WARRANTY DEED - 1

all after-acquired title of the Grantors, in and to that certain real property situated in the County of Skagit, State of Washington, legally described as follows:

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

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

DATED this 19th day of January, 2024.


CATHERINE D. RITCHIE


MICHAEL B. RITCHIE


JOSEPH J. RITCHIE, II

(Acknowledgments follow.)

STATUTORY WARRANTY DEED - 2

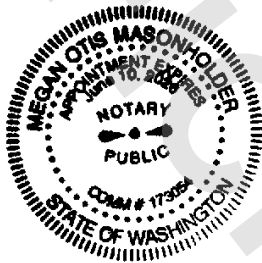
STATE OF WASHINGTON

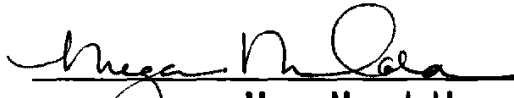
COUNTY OF SKAGIT

} ss.

I certify that I know or have satisfactory evidence that **CATHERINE D. RITCHIE** is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 1st day of January, 2024.




Printed Name Megan Masonholder
NOTARY PUBLIC in and for the State of Washington
My Commission Expires June 10, 2026

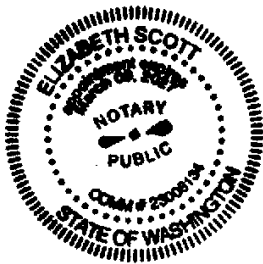
STATE OF WASHINGTON


COUNTY OF SKAGIT

} ss.

I certify that I know or have satisfactory evidence that **MICHAEL B. RITCHIE** 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.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 2nd day of January, 2024.




Printed Name ELIZABETH SCOTT
NOTARY PUBLIC in and for the State of Washington
My Commission Expires March 9, 2027

STATUTORY WARRANTY DEED - 3

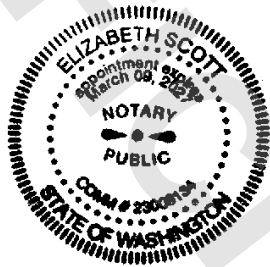
STATE OF WASHINGTON

COUNTY OF SKAGIT

} ss.

I certify that I know or have satisfactory evidence that **JOSEPH J. RITCHIE, II**, 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.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 26th day of January, 2024.



A handwritten signature in cursive script that reads "Elizabeth Scott".

Printed Name ELIZABETH SCOTT
NOTARY PUBLIC in and for the State of Washington
My Commission Expires March 9, 2027

STATUTORY WARRANTY DEED - 4

Exhibit "A"
Legal Description

Lots 2 and 3, Block 12, "CALHOUN ADDITION TO THE TOWN OF LA CONNER", as per plat recorded in Volume 1 of Plats, page 14, records of Skagit County, Washington, EXCEPT the South 10 feet thereof.

Situate in the Town of LaConner, County of Skagit, State of Washington.