

When recorded return to:

Staude Anacortes, LLC
4603 Schooner Drive
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20240058

Mar 29 2024

Amount Paid \$14590.50
Skagit County Treasurer
By Lena Thompson Deputy

STG - 49059

STATUTORY WARRANTY DEED

THE GRANTOR(S), **Kevin Grant and Susan Grant, husband and wife** for and in consideration of Ten Dollars and other Valuable Consideration, as apart of an IRS 1031 Tax Deferred Exchange in hand paid, conveys, and warrants to **Staude Anacortes, LLC, a Washington Limited Liability Company** the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to: Easements, Reservations, Covenants, Conditions, Restrictions, and Agreements of Record.

The property may be subject to the Skagit County Right to Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, Which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Abbreviated Legal: (Required if full legal not inserted above.)

Lot 58 & Ptn. Lot 57, PLAT OF SAN JUAN PASSAGE, PHASE I

Tax Parcel Number(s): 4974-000-058-0000 and P128105

Dated: March 28, 2024



Kevin Grant

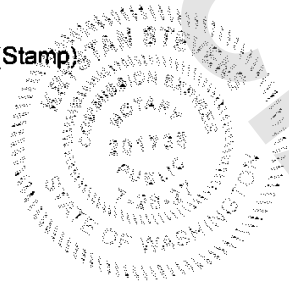


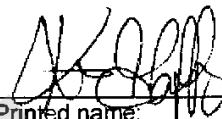
Susan Grant

State of Washington
County of Island

This record was acknowledged before me on 28 day of March, 2024 by Kevin Grant and Susan Grant.

(Stamp)





Printed name: Krystan Stevens
Notary Public
My commission expires: 07-28-2027

EXHIBIT "A"
LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Skagit, State of Washington, and is described as follows:

Lot 58, PLAT OF SAN JUAN PASSAGE, PHASE I, as recorded under Auditor's File No. 200811260099, records of Skagit County, Washington.

TOGETHER WITH that portion of Lot 57, PLAT OF SAN JUAN PASSAGE, PHASE I, as recorded under Auditor's File No. 200811260098 described as follows:

Beginning at the Southwest corner of said Lot 57, thence North $58^{\circ}13'56''$, East along the Southeasterly line of said Lot 57 a distance of 20.16 feet; thence North $30^{\circ}46'04''$ East a distance of 93.00 feet to the Northwesternly line of said Lot 57; thence South $58^{\circ}13'53''$, West along the Northwesternly line of said Lot 57 a distance of 20.16 feet; thence South $31^{\circ}49'04''$, East along the Southwesterly line of said Lot 57 a distance of 93.00 feet to the Point of Beginning of this description.

(also known as Adjusted Lot 58 of Boundary Line Adjustment 2010-004, recorded under Auditor's File No. 201008040091, records of Skagit County Washington.)

Situated in Skagit County, Washington.