

202404290151

04/29/2024 03:22 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor, WA

WHEN RECORDED RETURN TO:

17854 State Route 536, LLC a Washington Limited
Liability Company

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20240413

Apr 29 2024

Amount Paid \$16860.00
Skagit County Treasurer
By Lena Thompson Deputy

File No.: 2120022

Filed for Record at Request of: *Stewart Title Company*

STATUTORY WARRANTY DEED

THE GRANTOR(S), **Khaled Saad, a single person** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **17854 State Route 536, 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 and made a part hereof.

Subject to: 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.

Abbreviated Legal: Section 24, Township 34 North, Range 3 East; Ptn. NE NE (aka Tract 1, Short Plat No. 68-79)

Tax Parcel Number(s): P22555/340324-0-037-0204

Dated: April 29th, 2024

[Signature]
Khaled Saad

State of Washington
County of Skagit

This record was acknowledged before me on 4/29/, 2024 by Khaled Saad.

(Stamp)

Jana A Schosboek
Printed Name: Jana A Schosboek
Notary Public
My commission expires: 11/29/26

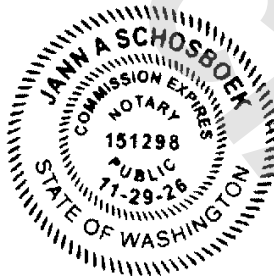


EXHIBIT "A" LEGAL DESCRIPTION

File No.: 2120022

Tract 1 of Skagit County Short Plat No. 68-79, approved August 9, 1979, and recorded August 17, 1979 in Volume 3 of Short Plats, page 166, under Skagit County Auditor's File No. 7908170009, being also a portion of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 24, Township 34 North, Range 3 East, W.M.;

EXCEPT the following described portion thereof:

Beginning at the SW Corner of said Tract 1;
Thence North 0 degrees 18'17" East 350.00 feet along the West Line of Tract 1;
Thence South 89 degrees 19'07" East 151.41 feet parallel with the South line of said Tract 1;
Thence South 0 degrees 18'17" West 350.00 feet to the South line of said Tract 1;
Thence North 89 degrees 19'07" West 151.41 feet along said South line of Tract 1 to the point of beginning.

Situate in the County of Skagit, State of Washington.