

When recorded return to:

Kathryn Bernard and Richard K. Bernard, Trustees
Bernard Family Trust
350 North El Camino Real, SPC 7
Encinitas, CA 92024

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20241472
Jul 23 2024
Amount Paid \$12287.54
Skagit County Treasurer
By Lena Thompson Deputy

Land Title and Escrow
212717-LT

STATUTORY WARRANTY DEED

The
THE GRANTOR(S) **Anacopper LLC**, a Washington Limited Liability Company for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Kathryn Bernard and Richard K. Bernard, Trustees of Bernard Family Trust** the following described real estate, situated in the County of Skagit, State of Washington:

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

Lot 14, The Crossings Unit Lot Subdivision

Tax Parcel Number(s): 6099-000-014-0000/P136780

For Full Legal See Attached "Exhibit A"

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown in Land Title Company's Preliminary Commitment No. 212717-LT.

Dated: July 12, 2024

(attached to Statutory Warranty Deed)

Anacopper LLC, a Washington Limited Liability Company

Strandberg Investments, LLC, Sole Member of Anacopper LLC

By: 
Nels Strandberg, Member

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 18 day of July, 2024 by Nels Strandberg,
Member of Strandberg Investments LLC.

Bellme Ilevell
Signature

Notary public
Title

My commission expires: Aug 30 2025



Exhibit A

Lot 14, "The Crossings Unit Lot Subdivision", recorded on December 16, 2022, under Auditor's File No. 202212160152, records of Skagit County, Washington.

Situate in County of Skagit, State of Washington.