

When recorded return to:

HOLLY BUSINESS PARK, LLC
5801 Kingsway
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20241518

Jul 26 2024

Amount Paid \$4325.00
Skagit County Treasurer
By Lena Thompson Deputy

GNW 24-21303-KM

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lorianne Malone, a single person, 5310 Sunset Avenue, Anacortes, WA 98221,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to HOLLY BUSINESS PARK, LLC, a Washington Limited Liability Company

the following described real estate, situated in the County Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF. pg. 3

Abbreviated legal description: Property 1:
Ptn. Tracts 7 & 8, PLAT OF NORMAN & WOODS SUBDIVISION

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 as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P58113/3808-000-008-0000

Statutory Warranty Deed
LPB 10-05

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Dated: 7.24.24

Loriann Malone
Loriann Malone

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 24 day of July, 2024 by Loriann Malone.

[Signature]
Signature

Notary
Title

My commission expires: 9-11-27

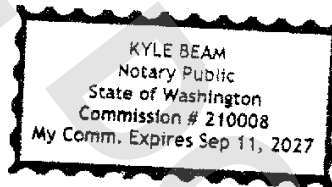


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 5310 Sunset Avenue, Anacortes, WA 98221

Tax Parcel Number(s): P58113/3808-000-008-0000

Property Description:

That portion of Tracts 7 and 8, PLAT OF NORMAN & WOODS SUBDIVISION, according to the plat thereof recorded in Volume 4 of Plats, page 56, records of Skagit County Washington, described as follows:

Beginning at the Southwest corner of Tract 6 of said Plat; thence North along the West line of said Tract 6 a distance of 95 feet; thence North 75 degrees 24'45" East a distance of 135.65 feet to the true point of beginning; thence South 19 degrees 22' East a distance of 101.54 feet to a point on the South line of said Tract 8 which is 5.25 feet along said South line from the Southwest corner thereof; thence North 70 degrees 38' East along the South line of said Tract 8 for 100.75 feet to the southeast corner thereof; thence North along the East line of said Tract 8, a distance of 92 feet, more or less, to a point which lies North 75 degrees 24'45" East from the true point of beginning; thence South 75 degrees 24'45" West 134 feet, more or less, to the true point of beginning.

EXHIBIT B

24-21303-KM

9. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey recorded on September 3, 2003 as Auditor's File No. 200309030101.
10. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Short Plat No. Ana 06-008 recorded on December 21, 2006 as Auditor's File No. 200612210002.
11. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Knutson Plat recorded on June 6, 2007 as Auditor's File No. 200706060179.
12. Municipal assessments, if any, levied by the City of Anacortes. This Company suggests that inquiry be made to the City of Anacortes for current assessment status.

Statutory Warranty Deed
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