

When recorded return to:

Birch Garden LLC  
130 Lee Lane  
Mount Vernon, WA 98274

212142-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20241576  
Jul 31 2024  
Amount Paid \$41642.50  
Skagit County Treasurer  
By Lena Thompson Deputy

## STATUTORY WARRANTY DEED

THE GRANTOR(S) **J & L Property Holdings LLC, a Washington Limited Liability Company**

for and in consideration of an **IRC Section 1031 Tax Deferred Exchange**

in hand paid, conveys and warrants to **Birch Garden LLC, a Washington Limited Liability Company**

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

**For Full Legal See Attached "Exhibit A"**

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

Lots 1-4, Lots 8 & 9, Blk 6, Hensler's 1st Add to Anacortes

Tax Parcel Number(s): 3794-006-004-0007/P57341 & 3794-006-002-0009/P57340 & 3794-006-009-0002/P57343

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. 212142-LT.

Dated: July 23, 2024

(attached to Statutory Warranty Deed)

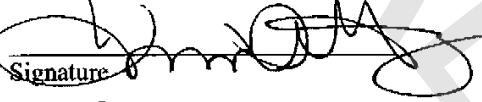
J & L Property Holdings LLC, a Washington Limited Liability Company

By:   
Jeffrey Z. Rudolph, Manager

By:   
Lorna B. Rudolph, Manager

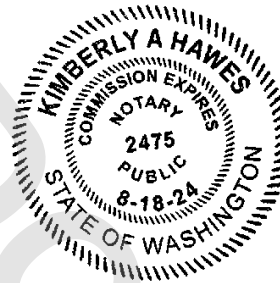
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 29<sup>th</sup> day of July, 2024 by Jeffrey Z. Rudolph and Lorna B. Rudolph, Managers of J & L Property Holdings LLC.

  
Signature

LPD  
Title

My commission expires: August 18, 2024



## Exhibit A

### Parcel A:

Lots 3 and 4, Block 6, "PLAT OF HENSLER'S FIRST ADDITION TO THE CITY OF ANACORTES, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 46, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

### Parcel B:

Lots 1 and 2, Block 6, "PLAT OF HENSLER'S FIRST ADDITION TO THE CITY OF ANACORTES, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 46, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

### Parcel C:

Lots 8 and 9, Block 6, "PLAT OF HENSLER'S FIRST ADDITION TO THE CITY OF ANACORTES, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 46, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.