

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By BELEN MARTINEZ
Affidavit No. 20241871
Date 08/22/2024

When recorded return to:
Strandberg Custom Homes & Design
2018 R Avenue
Anacortes, WA 98221

Filed for record at request of:
Debbie Headrick/Strandberg Custom Homes & Design
Land Title No: M-22760

Quit Claim Deed

THE GRANTORS

Kingpin Properties, LLC, a Washington Limited Liability Company

for and in consideration of **Boundary Line Adjustment, 458-61A-109(2)(b)**
grants and conveys to

THE GRANTEES

Kingpin Properties, LLC, a Washington Limited Liability Company

the following described real estate, situated in the County of **Skagit**, State of Washington,
together with all after acquired title of the grantor(s) therein, described as follows:

See attached 'EXHIBIT A' for Legal Descriptions Before BLA
See attached 'EXHIBIT B' for Legal Descriptions After BLA

- Abbrev.: Lot B of Survey 200805060092 (Ptn Blk 9, Plat of Hensler's 1st Add to Anacortes) and Lot 20, Blk 1, Griffin's 1st Add to Anacortes

Tax Parcel: (P57370) 3794-009-000-0104 and (P57237) 3791-001-020-0001

The herein described property will be combined or aggregated with contiguous property owned by the parties. This boundary adjustment is not for the purposes of creating an additional building lot.

This instrument is being executed in order to combine the two parcels described at 'EXHIBIT A', herein attached, into one-single parcel as described at 'EXHIBIT B', herein attached.

Date: July 31, 2024

Kingpin Properties, LLC, a Washington Limited Liability Company

By: Nels Strandberg

Title: Member

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 31st day of July, 2024 by Nels Strandberg, member of Kingpin Properties, LLC.

Erinn D. Welliver
Signature

Notary Public
Title

My commission expires: 4/1/2026

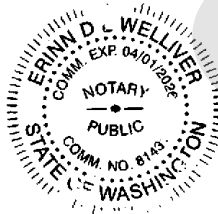


EXHIBIT 'A'
Parcel Legal Descriptions Before BLA

PARCEL "A":

The South 1/2 of Block 9, "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.

TOGETHER WITH the North 1/2 of Block 9, "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.

EXCEPT the North 100 feet of the North 1/2 of said Block 9.

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

PARCEL "B":

Lot 20, Block 1, "GRIFFIN'S FIRST ADDITION TO THE CITY OF ANACORTES," as per plat recorded in Volume 1 of Plats, page 43, records of Skagit County, Washington.

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

PARCEL "C":

All that portion of 29th Street as vacated under City of Anacortes Ordinance No. 2203, and recorded under Auditor's File No. 9109260064, described as follows:

Beginning at the Northwest corner of the intersection of 29th Street and Q Avenue;
thence Westerly 175 feet;
thence Southerly 12 feet;
thence Easterly 175 feet;
thence Northerly 12 feet to the point of beginning as would attach by operation of law.

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

EXHIBIT 'B'

Parcel Legal Descriptions After BLA (combining subject lots)

The South 1/2 of Block 9, "PLAT OF HENSLE'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.

TOGETHER WITH the North 1/2 of Block 9, "PLAT OF HENSLE'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.

EXCEPT the North 100 feet of the North 1/2 of said Block 9.

AND ALSO TOGETHER WITH Lot 20, Block 1, "GRIFFIN'S FIRST ADDITION TO THE CITY OF ANACORTES," as per plat recorded in Volume 1 of Plats, page 43, records of Skagit County, Washington.

AND ALSO TOGETHER WITH All that portion of 29th Street as vacated under City of Anacortes Ordinance No. 2203, and recorded under Auditor's File No. 9109260064, described as follows:

Beginning at the Northwest corner of the intersection of 29th Street and Q Avenue;
thence Westerly 175 feet;
thence Southerly 12 feet;
thence Easterly 175 feet;
thence Northerly 12 feet to the point of beginning as would attach by operation of law.

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

