

POOR ORIGINAL

202409030042

09/03/2024 11:39 AM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor, WA

When recorded return to:

James F. Fowler and Cynthia T. Kakuk
200 W 34th Ave
#1018
Anchorage, AK 99503

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20242011
Sep 03 2024
Amount Paid \$3045.00
Skagit County Treasurer
By BELEN MARTINEZ Deputy

GNW 24-21636

STG-49453

STATUTORY WARRANTY DEED

THE GRANTOR(S), **Shoshone Holdings II, LLC, a Wyoming Limited Liability Company** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **James F. Fowler and Cynthia T. Kakuk, a married couple** the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to: Easements, Reservations, Covenants, Conditions, Restrictions, and Agreements of Record.

Abbreviated Legal: (Required if full legal not inserted above.)
UNIT 140, PIER D, ANCHOR COVE MARINA CONDO

Tax Parcel Number(s): P79291 and 4331-000-140-0003

File No.: 01348-49453

LPB 10-05(r) rev. 10.2022
Page 1 of 3

Dated: 08/22/24

SHOSHONE HOLDINGS II, LLC
[Signature]
Mitchell Rouse, Trustee of the
Rouse 1999 Revocable, Operating Manager

State of Utah
County of ~~Wasatch~~ Summit

This record was acknowledged before me on 22 day of August, 2024 by Mitchell Rouse as Trustee of the Rouse 1999 Revocable Trust, Operating Manger of Shoshone Holdings II, LLC.

(Stamp)

[Signature]
Printed name: Rochelle Richards
Notary Public
My commission expires: 05/04/2026

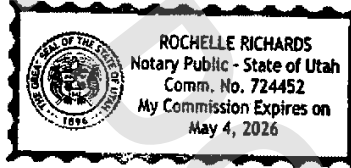


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel A:

Leasehold Estate in Unit 140, Pier D, as shown on Survey of Anchor Cove Marina, filed under Auditor's File No. 825123 in Volume 11 of Plats, pages 29 and 30 and as identified in Declaration of Anchor Cove Marina, filed under Auditor's File No. 825125, and any amendments thereto, records of Skagit County, Washington.

Parcel B:

An undivided 0.5681 percentage interest in the land lying within Anchor Cove Marina, as shown on survey of Anchor Cove Marina, filed under Auditor's File No. 825123 in Volume 11 of Plats, pages 29 and 30, and as identified in Declaration of Anchor Cove Marina, filed under Auditor's File No. 825125, EXCEPT those portions lying within Tracts 1A and 1 through 26 inclusive, Pier A; Tracts 1 B and 27 through 75, inclusive, Pier B; Tracts 76 through 125, inclusive, Pier C and Tracts 126 through 167, inclusive, Pier D. (Said undivided 0.5681 interest being a Leasehold Estate in those portions delineated as Parcels C, D, E and F on the face of said Survey and Fee Simple Estate in the remainder)