

202409170120

09/17/2024 09:38 AM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor, WA

When recorded return to:

JA & RM Investments, LLC
21877 Little Mountain Road
Mount Vernon, WA 98274

212753-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20242175

Sep 17 2024

Amount Paid \$2325.00
Skagit County Treasurer
By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Highland Woods, 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 **JA & RM Investments, 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.)

Ptn GL 1, Sec 19-35-2 EWM and Ptn Lot 12, Block 43, City of Anacortes

Tax Parcel Number(s): 3772-043-099-0002/P55133

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.
212753-LT.

Dated: September 13, 2024

(attached to Statutory Warranty Deed)

Highland Woods, LLC, a Washington Limited Liability Company

By: Teresa L. Kenote
Teresa L. Kenote, Successor Member Manager

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 16th day of Sept., 2024 by Teresa L. Kenote,
Successor Member Manager of Highland Woods, LLC.

[Handwritten Signature]
Signature

LPO
Title

My commission expires: August 18 2028

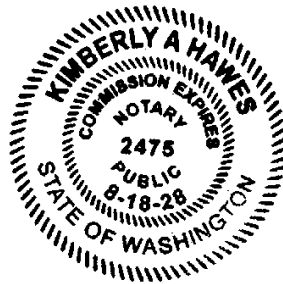


Exhibit A

That portion of abandoned right-of-way of the Great Northern Railway Company in Government Lot 1, Section 19, Township 35 North, Range 2 East of the Willamette Meridian, lying South of the South line of the Alley in Block 43, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY WASHINGTON", as per plat recorded in Volume 2 of Plats, Pages 2 through 7, inclusive, and that portion of Lot 12, Block 43, of said plat of the "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON", and lying East of a diagonal line described as follows:

Beginning at a point on the South line of the Alley in said Block 43, at its intersection with the most Northeasterly corner of an existing fence (as depicted on Survey recorded under Auditor's File No. 199409270091), and which point bears North 89°56'50" West from the Northeast Corner of Lot 13 of said Block 43, a distance of 140.29 feet;
thence on a diagonal line bearing South 7°51'08" East, a distance of 101.01 feet, more or less, to a point on the South line of Lot 12 of said Block 43, which point bears North 89°56'51" West from the Southeast corner of said Block 43 or the projected Southeast corner thereof, a distance of 126.39 feet.

AND EXCEPT the East 90.00 feet thereof.

Situate in the County of Skagit, State of Washington.