

202409230039

09/23/2024 11:13 AM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor, WA

~~202407310042~~

~~07/31/2024 11:00 AM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor, WA~~

When recorded return to:

Birch Gardens LLC
130 Lee Lane
Mount Vernon, WA 98274

212142-LT

**Re-Record to correct buyer
vesting spelling error**

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20241576

Jul 31 2024

Amount Paid \$41642.50

Skagit County Treasurer
By Lena Thompson Deputy

Real Estate Excise Tax
Exempt

Skagit County Treasurer

By BELEN MARTINEZ

Affidavit No. 20242252

Date 09/23/2024

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**
Gardens

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

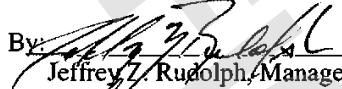
Tax Parcel Number(s): 3794-006-004-0007/P57341 & 3794-006-002-0009/P57340 & 3794-006-009-0002/P57343

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 29th day of July, 2024 by Jeffrey Z. Rudolph
and Lorna B. Rudolph, Managers of J & L Property Holdings LLC.


Signature

LPO
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.