

When recorded return to:

Hwy 20 Properties LLC
15356 Produce Lane
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20242369

Sep 30 2024

Amount Paid \$4565.00

Skagit County Treasurer

By BELEN MARTINEZ Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mark R. Wallace, also known as M. Wallace, as to his purchaser's interest in Parcel A and as to his 50% ownership interest in Parcel B, 8630 Turners Bay Place, Anacortes, WA 98221,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Hwy 20 Properties LLC, a Washington Limited Liability Company

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

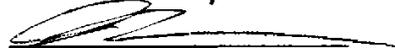
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Ptn. Lots 9-16, Block 1, WEST ADDITION TO WOOLLEY

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P77371 and P77372

Dated: 27 Sept 2024


Mark R. Wallace

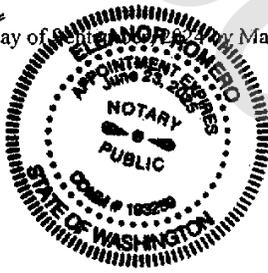
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 27th day of September, 2024 by Mark R. Wallace.

Gleana Romeros
Signature

Notary
Title

My commission expires: 6/23/2025



Statutory Warranty Deed
LPB 10-05

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 305 West Moore Street, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P77371 and P77372

Property Description:

PARCEL A:

All of Lots 10, 11, 12 and the East 1/2 of Lot 9, Block 1, WEST ADDITION TO WOOLLEY SKAGIT COUNTY, WASHINGTON, as per plat recorded in Volume 2 of Plats, page 89, records of Skagit County, Washington.

PARCEL B:

All of Lots 13, 14, 15 and the East 1/2 of Lot 16, Block 1, WEST ADDITION TO WOOLLEY SKAGIT COUNTY, WASHINGTON, as per plat recorded in Volume 2 of Plats, page 89, records of Skagit County, Washington.

EXHIBIT B

24-21812-KH

9. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: West Addition to the Town of Woolley
Recorded: January 20, 1891
Auditor's No.: Volume 2 of Plats, Page 89

10. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey
Recorded: September 30, 2008
Auditor's No.: 200809300044

11. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey for Nora Ellis
Recorded: March 3, 2010
Auditor's No.: 201003030084