

202410070078

10/07/2024 03:32 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

When recorded return to:

Skagit Habitat for Humanity
1022 Riverside Drive
Mount Vernon, WA 98273

210959-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20242456

Oct 07 2024

Amount Paid \$21310.00
Skagit County Treasurer
By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Anacott5 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 **Skagit Habitat for Humanity, a Washington Non-Profit Corporation**

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 of SE ¼ - SE ¼, Sec 24-35N-R1 EWM

Tax Parcel Number(s): 350124-0-119-0008/P31896 & 350124-0-117-0000/P31894

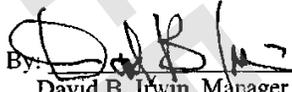
Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown in Land Title Company's Preliminary Commitment No. 210959-LT.

Dated: OCT 4 2024

(attached to Statutory Warranty Deed)

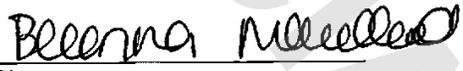
Anacott5 LLC, a Washington Limited Liability Company

Irwin Development Group, LLC, Manager of Anacott5 LLC

By: 
David B. Irwin, Manager

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 4 day of OCT, 2024 by David B. Irwin,
Manager of Irwin Development Group, LLC, **Manager of Anacott5 LLC**


Signature

NOTARY PUBLIC
Title

My commission expires: Aug 30 2025



Exhibit A**PARCEL A:**

That portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 24, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at a point 393.6 feet West of the Southeast corner of said Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, (or a point 98.4 feet West of the Southwest corner of a tract of land conveyed to one A.H. Moore);
thence West 49.2 feet;
thence North 296 feet;
thence East 49.2 feet;
thence South 296 feet to the place of beginning, EXCEPT the North 125 feet thereof, and ALSO EXCEPT that portion thereof conveyed to City of Anacortes, a municipal corporation by Deed dated August 4, 1964 and recorded November 8, 1965, under Auditor's File No. 674254.

Situate in the County of Skagit, State of Washington.

PARCEL B:

That portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, Section 24, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at a point which is 442.8 feet West of the Southeast corner of said Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$;
thence North $0^{\circ}15'10''$ West to the center line of 28th Street in the City of Anacortes, if produced;
thence Southerly to a point on the South line of said Section, which is 8 feet Westerly of the point of beginning;
thence East along the South line of said Section to the point of beginning;
EXCEPT that portion thereof conveyed to the City of Anacortes for street purposes, by deed recorded March 9, 1959, under Auditor's File No. 577490.

Situate in the County of Skagit, State of Washington.

PARCEL C:

That portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 24, Township 35 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning at a point on the South line of said subdivision which is 492 feet West of the Southeast corner of said section;
thence East 49.2 feet;
thence North 296 feet;
thence West 49.2 feet;
thence South 146.63 feet;
thence West 11.59 feet;
thence South 146.58 feet;
thence East 11.59 feet to the point of beginning;

EXCEPT that portion thereof conveyed to the City of Anacortes for street purposes by deed recorded March 9, 1959, under Auditor's File No, 577489 and No. 577490, records of Skagit County, Washington;

ALSO EXCEPT that portion thereof lying within the boundaries of the following described tract:

Beginning at a point which is 442.8 feet West of the Southeast corner of said section;
thence North $0^{\circ}15'16''$ West to the center line of 28th Street in Anacortes, Washington, if produced;
thence Southerly to a point on the South line of said subdivision 8 feet Westerly of the point of beginning;
thence Easterly along said South line to the point of beginning;

Situate in the County of Skagit, State of Washington.