

When recorded return to:

TEKOA HOLDINGS LLC
104 East 31st Avenue
Spokane, WA 99203

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20242600

Oct 17 2024

Amount Paid \$8850.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) KING'S COMMERCIAL & BUSINESS REAL ESTATE, LLC, a Washington Limited Liability Company, 15174 Channel Drive, La Conner, WA 98257,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to TEKOA HOLDINGS 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: Property 1:
Lot 12, Block 14, CALHOUN ADDITION TO THE TOWN OF LA CONNER,

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): P74172

Dated: 10/16/2024

KING'S COMMERCIAL & BUSINESS REAL ESTATE, LLC, a Washington Limited Liability Company

By: Chris M. King
Chris M. King, Managing Member

By: Suzanne C. King
Suzanne C. King, Managing Member

Statutory Warranty Deed
LPB 10-05

Order No.: 24-21857-KH

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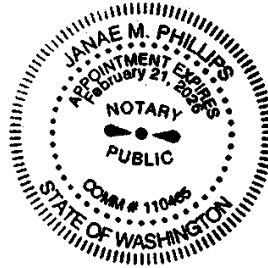
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 16th day of October, 2024 by Chris M. King and Suzanne C. King, Managing Members of KING'S COMMERCIAL & BUSINESS REAL ESTATE, LLC.

Signature

Title

My commission expires: 2-21-26



Statutory Warranty Deed
LPB 10-05

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EXHIBIT A
LEGAL DESCRIPTION

Property Address: 521 Morris Street, La Conner, WA 98257

Tax Parcel Number(s): P74172

Property Description:

Lot 12, Block 14, CALHOUN ADDITION TO THE TOWN OF LA CONNER, as per plat recorded in Volume I of Plats, page 14, records of Skagit County, Washington.

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EXHIBIT B

24-21857-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: Calhoun Addition to the Town of La Conner
Recorded: April 11, 1889
Auditor's No.: Volume 1 of Plats, page 14

10. Declaration of easement, affecting a portion of the subject property for the purpose of Access, Parking, Ingress, Egress and Utilities, including the terms and provisions thereof, recorded on March 29, 2006 as Auditor's File No. 200603290108.

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
Recorded: June 29, 2006
Auditor's No.: 200606290086

12. 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: June 9, 2021
Auditor's No.: 202106090147

Statutory Warranty Deed
LPB 10-05

Order No.: 24-21857-KH

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