

When recorded return to:

2801 Knight ST LLC
PO Box 547
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20242872

Nov 08 2024

Amount Paid \$102080.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 24-22084-KH

THE GRANTOR(S) Alice E. Hanson, Marian S. Flaig, Dean Flaig and Marian Flaig, husband and wife, Douglas Hanson and Alice E. Hanson, husband and wife, Douglas T. Hanson, Douglas James Hanson, Darren Marvin Hanson, Damaris Hanson, Dean Joseph Flaig, Derrick Allen Flaig, Melinda A. Flaig, Staci Lynn Angelocci, Sheli Ann Grahn, Linda Stakkeland, Seth Stakkeland, Samuel Stakkeland, Herbert M. Wiseman and Nancy J. Wiseman, husband and wife, Jeannette Stakkeland Forshier, Trustee of the Jeannette Stakkeland Forshier Family Trust dated June 1, 2004, Juanita Marie Stakkeland, and Norman Stakkeland, Manager of the Red Hills Trust dated November 11, 1989,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **2801 Knight ST LLC, a Washington Limited Liability Company**

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

Abbreviated legal description: Property 1:
Section 17, Township 34 North, Range 4 East - Ptn. S 1/2 NW

Tax Parcel Number(s): P123128/340417-2-019-0200

Full Legal:

That portion of the South 1/2 of the Northwest 1/4 of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Commencing at a point on the South line of said subdivisions that is 780 feet East of Southwest corner thereof, said point being 10 feet West of the East line of the abandoned right of way of the Bellingham and Skagit Railway Company and said point also being on the East line of Urban Avenue extended South as conveyed to the City of Mount Vernon by deed recorded under Auditor's File No. 567036; thence North along a line parallel to and 10 feet West of the East line of the abandoned right of way of the Bellingham and Skagit Railway (being the East line of Urban Avenue) a distance of 476.85 feet to the true point of beginning of this property description and which point

Statutory Warranty Deed
LPB 10-05

Order No.: 24-22084-KH

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is 30.01 feet North of, as measured along said East line of Urban Avenue, the Northwest corner of that certain tract of land conveyed to William G. Hulbert, et ux, by deed recorded May 27, 1978, under Auditor's File No. 876235, records of Skagit County, Washington; thence continue North along said parallel line and the East line of Urban Avenue to the North line of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$; thence East along said North line to a point that is 125 feet Northwesterly, measured radially and at right angles from the centerline of the main track of the Great Northern Railway Company (now Burlington Northern) as originally located and constructed, said point being the Northwest corner of that certain tract of land conveyed to the Great Northern Railway Company by deed recorded September 11, 1967, under Auditor's File No. 704195, records of Skagit County, Washington; thence Southwesterly along the Westerly line of the Great Northern tract, being a line that is parallel with and 125 feet Northwesterly, measured radially and at right angles from the main track of the said Great Northern Railway right of way to a point lying East of the Point of Beginning; thence West along a line parallel to the South line of said Northwest $\frac{1}{4}$ to the Point of Beginning.

TOGETHER WITH a non-exclusive Easement as Reserved for ingress, egress and utilities over, across and under the West 209 feet of the North 30 of the property of the adjoining property to the South as conveyed to Continental Place Investors, LLC, by a deed recorded as Skagit County Auditor's File No. 200510180153.

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 "A" attached hereto

Dated: 11/05/2024

Alice E. Hanson
Alice E. Hanson

Marian S. Flaig
Marian S. Flaig

Dean Flaig
Dean Flaig also known as Eldon Dean Flaig

Douglas Hanson
Douglas Hanson

Alice Hanson
Douglas James Hanson by Alice Hanson attorney in fact

Darren Marvin Hanson
Darren Marvin Hanson

Damaris Hanson
Damaris Hanson

Dean Joseph Flaig
Dean Joseph Flaig

Derrick Allen Flaig
Derrick Allen Flaig

Melinda A. Flaig
Melinda A. Flaig

Steven E. Christofferson
Steven E. Christofferson

Staci Lynn Angelocci
Staci Lynn Angelocci

Sheli Ann Grahn
Sheli Ann Grahn

Linda Stakkeland
Linda Stakkeland

Seth Stakkeland
Seth Stakkeland

Samuel Stakkeland
Samuel Stakkeland

Herbert M. Wiseman
Herbert M. Wiseman

Nancy J. Wiseman
Nancy J. Wiseman

Statutory Warranty Deed
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Alice E. Hanson

Marian S. Flaig

Dean Flaig also known as Eldon Dean Flaig

Douglas Hanson

Douglas James Hanson

Darren Marvin Hanson

Damaris Hanson

Dean Joseph Flaig

Derrick Allen Flaig

Melinda A. Flaig

Staci Lynn Angelocci

Sheli Ann Grahn
Sheli Ann Grahn

Linda Stakkeland

Seth Stakkeland

Samuel Stakkeland

Herbert M. Wiseman

Nancy J. Wiseman

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Statutory Warranty Deed
LPB 10-05

Order No.: 24-22084-KH

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the Jeannette Stakkeland Forshier Family Trust dated June 1, 2004

By: Jeannette Stakkeland Forshier
Jeannette Stakkeland Forshier, Trustee

Juanita Marie Stakkeland by Norman Stakkeland, as attorney in fact

the Red Hills Trust dated November 11, 1989

By: _____
Norman Stakkeland, Manager

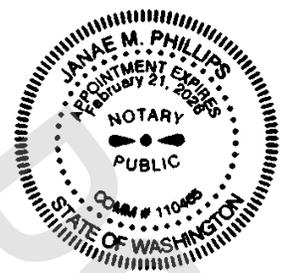
STATE OF WASHINGTON
COUNTY OF

This record was acknowledged before me on 31st October day of ~~November~~, 2024 by Marian S. Flaig
and Eldon Dean Flaig

[Signature]
Signature

Notary
Title

My commission expires: 2-21-26



the Jeannette Stakkeland Forshier Family Trust dated June 1, 2004

By: _____
Jeannette Stakkeland Forshier, Trustee

Juanita Marie Stakkeland

Juanita Marie Stakkeland

the Red Hills Trust dated November 11, 1989

By: _____
Norman Stakkeland, Manager

STATE OF WASHINGTON
COUNTY OF _____

This record was acknowledged before me on _____ day of November, 2024 by

Signature

Title

My commission expires:

**California All-Purpose
Acknowledgment Attached**

Statutory Warranty Deed
LPB 10-05

Order No.: 24-22084-KH

Page 4 of 5

the Jeannette Stakkeland Forshier Family Trust dated June 1, 2004

By: _____
Jeannette Stakkeland Forshier, Trustee

Juanita Marie Stakkeland

the Red Hills Trust dated November 11, 1989

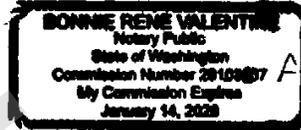
By: Norman Stakkeland
Norman Stakkeland, Manager

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 4th day of November, 2024 by.

Bonnie Valentine
Signature

Notary
Title



My commission expires: 1-14-2028

the Jeannette Stakkeland Forshier Family Trust dated June 1, 2004

By: _____
Jeannette Stakkeland Forshier, Trustee

Juanita Marie Stakkeland

the Red Hills Trust dated November 11, 1989

By: _____
Norman Stakkeland, Manager

STATE OF ~~WASHINGTON~~ Minnesota
COUNTY OF SKAGIT

This record was acknowledged before me on 5 day of November, 2024 by Staci Lynn Angelucci

Maggie Cobble
Signature

Notary Public
Title

My commission expires: 01/31/2027



ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this Certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Marin } SS.

On November 1, 2024, before me, Selina Ann Jackson, Notary Public,
DATE personally appeared Juanita Marie Stakkeland, who proved to me on the

basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

PLACE NOTARY SEAL IN ABOVE SPACE

NOTARY'S SIGNATURE

OPTIONAL INFORMATION

The information below is optional. However, it may prove valuable and could prevent fraudulent attachment of this form to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- INDIVIDUAL
- CORPORATE OFFICER _____ TITLE(S)
- PARTNER(S)
- ATTORNEY-IN-FACT
- GUARDIAN/CONSERVATOR
- SUBSCRIBING WITNESS
- OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

Statutory Warranty
TITLE OR TYPE OF DOCUMENT

Deed
NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER (PRINCIPAL) IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

RIGHT THUMBPRINT OF SIGNER



WASHINGTON NOTARY ACKNOWLEDGEMENT
(INDIVIDUAL)

State of Washington

County of Skagit

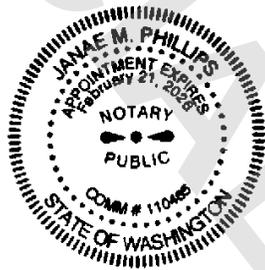
Dean Flaig

I certify that I know or have satisfactory evidence that _____ [Name of Person] is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 10-31-24

[Signature]
Signature

(Seal or stamp)



Notary
Title

My appointment expires: 2-21-26

WASHINGTON NOTARY ACKNOWLEDGEMENT
(INDIVIDUAL)

State of Washington

County of Skagit

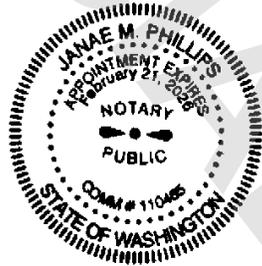
Melinda A. Flaig

I certify that I know or have satisfactory evidence that _____ [Name of Person] is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 10-31-24

[Signature]
Signature

(Seal or stamp)



Notary
Title

My appointment expires: 2-21-26

WASHINGTON NOTARY ACKNOWLEDGEMENT (INDIVIDUAL)

State of Washington

County of Skagit

Derrick Allen Flair

I certify that I know or have satisfactory evidence that _____ [Name of Person] is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 10-31-24

Janae M. Phillips
Signature

(Seal or stamp)



Notary
Title

My appointment expires: 2-21-26

WASHINGTON NOTARY ACKNOWLEDGEMENT
(INDIVIDUAL)

State of Washington

County of Skagit

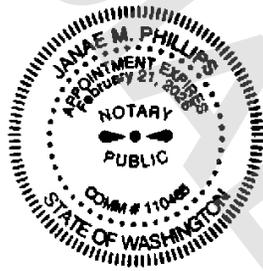
Samuel Stakkeland

I certify that I know or have satisfactory evidence that _____ [Name of Person] is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 10-30-24

[Signature]
Signature

(Seal or stamp)



Notary
Title

My appointment expires: 2-21-26

WASHINGTON NOTARY ACKNOWLEDGEMENT
(INDIVIDUAL)

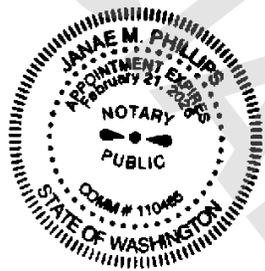
State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Jeannette Stakkeland [Name of Person] is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 10-30-24

(Seal or stamp)



[Signature]
Signature
Notary
Title

My appointment expires: 2-21-26

**WASHINGTON NOTARY ACKNOWLEDGEMENT
(INDIVIDUAL)**

State of Washington

County of Skagit

Alise E. Hanson & Douglas T.

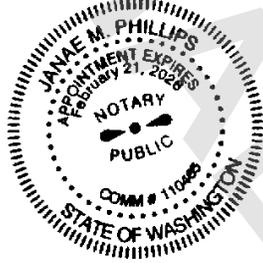
I certify that I know or have satisfactory evidence that Hanson [Name of Person] is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 10-29-24

[Handwritten Signature]

Signature

(Seal or stamp)



[Handwritten Title]

Title

My appointment expires: 2-21-26

WASHINGTON NOTARY ACKNOWLEDGEMENT
(INDIVIDUAL)

State of Washington

County of Skagit

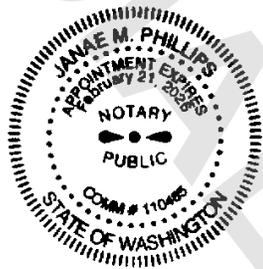
Darren Marvin Hanson & Damaris

I certify that I know or have satisfactory evidence that Hanson [Name of Person] is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 10-29-24

[Handwritten Signature]
Signature

(Seal or stamp)



[Handwritten Title]
Title

My appointment expires: 2-21-26

WASHINGTON NOTARY ACKNOWLEDGEMENT
(INDIVIDUAL)

State of Washington

County of Skagit

Herbert M. Wiseman & Nancy J.

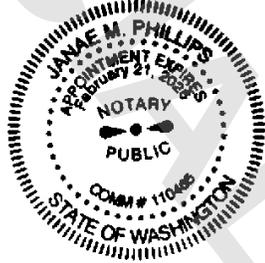
I certify that I know or have satisfactory evidence that Wiseman [Name of Person] is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 10-30-24

[Handwritten Signature]

Signature

(Seal or stamp)



Notary

Title

My appointment expires: 2-21-26

WASHINGTON NOTARY ACKNOWLEDGEMENT (INDIVIDUAL)

State of Washington
County of Skagit

Linda Stakkeland

I certify that I know or have satisfactory evidence that _____ [Name of Person] is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 10-30-24

[Signature]
Signature

(Seal or stamp)

Notary
Title



My appointment expires: 2-21-26

**WASHINGTON NOTARY ACKNOWLEDGEMENT
(INDIVIDUAL)**

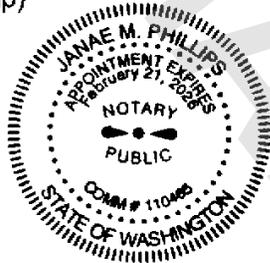
State of Washington

County of SKagit

I certify that I know or have satisfactory evidence that Seth Stakkeland [Name of Person] is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 10-30-24

(Seal or stamp)



[Signature]
Signature
Notary
Title

My appointment expires: 2-21-26

the Jeannette Stakkeland Forshier Family Trust dated June 1, 2004

By: _____
Jeannette Stakkeland Forshier, Trustee

Juanita Marie Stakkeland

the Red Hills Trust dated November 11, 1989

By: _____
Norman Stakkeland, Manager

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 5 day of November, 2024 by Sheli Ann Grahn

KAB

Signature

Notary
Title

My commission expires: 09/11/2027

KYLE BEAM
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 210008
COMMISSION EXPIRES 09/11/2027

Notarized remotely online using communication technology via Proof.

WASHINGTON NOTARY ACKNOWLEDGEMENT
(INDIVIDUAL)

State of Washington

County of Skagit

Douglas James Hanson
by Alice Hanson Attorney in fact

I certify that I know or have satisfactory evidence that _____ [Name of Person] is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 11-7-24

(Seal or stamp)

[Handwritten Signature]

Signature

[Handwritten Title]

Title

My appointment expires: 2-21-26

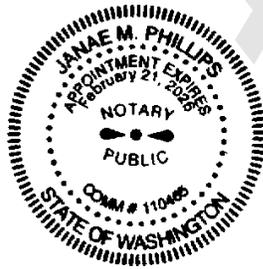


EXHIBIT A

24-22084-KH

12. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

13. **EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: City of Mount Vernon

Recorded: April 3, 1959

Auditor's No. 578562

Purpose: Sewer line(s)

Area Affected: West 10 feet of the subject property

14. Easement for transmission lines to Puget Sound Power and Light Company over West 10 feet of the subject property, formerly within the boundaries of Pacific Northwest Traction Company, right-of-way, as disclosed by reservation in deed from Pacific Northwest Traction Company to North Coast Transportation Company, recorded June 27, 1930 in Volume 155 of Deeds, page 160 under Auditor's File No. 234986.

15. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey recorded on September 17, 2008 as Auditor's File No. 200809170082.

End of Exhibit A