

When recorded return to:

1600 Commercial Avenue Associates, LLC
22020 17th Ave SE Ste 200
Bothell, WA 98021

212755-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20242915
Nov 13 2024
Amount Paid \$4037.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Trinity Connection, 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 **1600 Commercial Avenue Associates, LLC, a Washington
Limited Liability Company**

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 5 and 6, Block 45, Anacortes

Tax Parcel Number(s): 3772-045-006-0009/P55146

Subject to matters as set forth in Exhibit "B" attached hereto and by reference made a part hereof.

Dated: November 12, 2024

(attached to Statutory Warranty Deed)

Trinity Connection, LLC, a Washington Limited Liability Company

By: Teresa L. Kenote
Teresa L. Kenote, Sole Member

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 12th day of Nov., 2024 by Teresa L. Kenote,
Sole Member of Trinity Connection, LLC.

[Signature]
Signature

LPO
Title

My commission expires: August 18, 2028

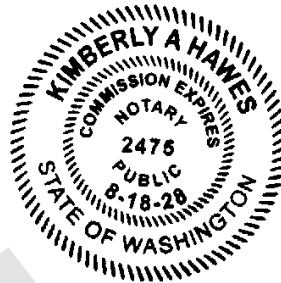


Exhibit A

Lots 5 and 6, Block 45, MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY,
WASHINGTON, as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County.

Situate in the County of Skagit, State of Washington.

Exhibit B (AKA Parcel B of Title Commitment 212754-LT)

- COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:
Plat/Short Plat: Map of the City of Anacortes
Recorded: July 3, 1891
Auditor's No.: Volume 2 of Plats, pages 4 through 7
- MEMORANDUM OF LEASE:
Lessor: Highland Woods, LLC, a Washington limited liability company and Trinity Connection LLC, a Washington limited liability company
Lessee: Keybank National Association
Dated: April 6, 2010
Recorded: April 22, 2010
Auditor's File No.: 201004220085
(Includes other property)
- EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:
Grantee: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line
Area Affected: Said Land
Dated: July 7, 2010
Recorded: July 12, 2010
Auditor's File No.: 201007120093
- Municipal assessments and impact fees, if any, levied by City of Anacortes.