

When recorded return to:

6200 WESTERN AVENUE, LLC  
c/o Scot Conner  
Vaught & Conner  
1900 Northwest Expressway, Suite 1300  
Oklahoma City, Oklahoma 73118Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Lena Thompson  
Affidavit No. 20250019  
Date 01/03/2025M22798-LT

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**Grantor: Happy Land-1, LLC**  
**Grantee: 6200 Western Avenue, LLC**  
**Tax Parcel Number(s): P60634/3839-003-999-0206**  
**Abbreviated Legal: Ptn Tr. B Wood's Add**

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**Statutory Warranty Deed**

**THE GRANTOR HAPPY LAND-1, LLC**, an Oklahoma limited liability company, for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **6200 WESTERN AVENUE, LLC**, an Oklahoma limited liability company, **GRANTEE** the real estate described on Exhibit "A" attached hereto and made a part hereof by this reference.

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record, including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 147408-OAE.

Dated: December 20 2024HAPPY LAND-1, LLC,  
an Oklahoma limited liability companyBy: H. Seradge MD

Houshang Seradge, M.D., Manager

STATE OF OKLAHOMA       }  
County of Oklahoma       } SS:

I certify that I know or have satisfactory evidence that Houshang Seradge, M.D. signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Manager of Happy Land-1, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: December 20, 2024

Susan Pierce

Notary Public in and for the State of Oklahoma

Residing at 1900 NW Expressway STE 1300

My appointment expires: 05/30/27



**EXHIBIT "A"****PARCEL "A":**

That portion of Tract B of "WOODS ADDITION TO ANACORTES, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 35, records of Skagit County, Washington, described as follows:

Beginning at the Southwest corner of said Tract B;  
Thence South 89°53' East along the South line of said Tract B a distance of 161.20 feet;  
Thence North 0°07' East a distance of 124.50 feet to the true point of beginning;  
Thence South 89°53' East a distance of 135 feet;  
Thence North 0°07' East a distance of 124.50 feet;  
Thence North 89°53' West a distance of 135 feet;  
Thence South 0°07' West a distance of 124.50 feet to the true point of beginning;

Situate in the City of Anacortes, County of Skagit, State of Washington.

**PARCEL "B":**

A non-exclusive easement for ingress and egress over and across that portion of Tract B, "WOODS ADDITION TO ANACORTES, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 35, records of Skagit County, Washington, described as follows, to-wit:

Beginning at the Southwest corner of said Tract B;  
Thence South 89°53' East along the South line of said Tract B a distance of 296.20 feet to the West line of a proposed 60 foot right-of-way, said point being the true point of beginning for this description;

Thence North 0°07' East along the West line of said proposed 60 foot right-of-way a distance of 294.86 feet to a point on the circumference of a cul-de-sac having a radius of 45 feet, said cul-de-sac having a point of tangency with a line which is 125 feet South and parallel with the said North line of Tract B;  
thence along said circumference in a clockwise direction for a distance of 75.69 feet;  
Thence North 0°07' East 11.46 feet to the line which is 125 feet South and parallel with the North line of Tract B;  
Thence South 89°53' East 60 feet;  
Thence south 0°07' West 11.46 feet for a juncture with the circumference of the cul-de-sac;  
Thence following the said circumference in a clock wise direction for a distance of 75.69 feet;  
Thence South 0°07' West 294.86 feet;  
Thence North 89°53' West for a distance of 60 feet to the true point of beginning.

Situate in the City of Anacortes, County of Skagit, State of Washington.