

202503250041

03/25/2025 11:35 AM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor, WA

When recorded return to:

Donald Penzotti
16792 Warren Street
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250832

Mar 25 2025

Amount Paid \$10007.00
Skagit County Treasurer
By Cain Cress Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 25-22911-TB

THE GRANTOR(S) **Alan N. Close and Kristi M. Close, husband and wife and Close Property Holdings LLC,**
a Washington limited liability company, ,

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

in hand paid, conveys, and warrants to **Donald Penzotti, an unmarried person**

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

Lots 1 and 2, Block 18, Plat of Clear Lake, Skagit County, Washington, as per plat recorded in Volume 4 of Plats, pages 22 and 23, records of Skagit County, Washington; Together with that portion of the adjoining West 1/2 of vacated Willow Street which has reverted to said premises by operation of law.

EXCEPT the North 79.55 feet of Lot 2 of said Plat and adjoining West 1/2 of vacated Willow Street and that portion of vacated Day Street which has reverted to said premises by operation of law.

Abbreviated legal description: Property 1:
Lot 1 & Ptn. Lot 2, Block 18, Plat of Clear Lake

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

Tax Parcel Number(s): P74885/4138-018-002-0007

Statutory Warranty Deed
LPB 10-05

Order No.: 25-22911-TB

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Dated: March 21, 2025

[Signature]
Alan N. Close

[Signature]
Kristi M. Close

[Signature]
Alan N. Close Manager/ Member

[Signature]
Kristi M. Close Manager/ Member

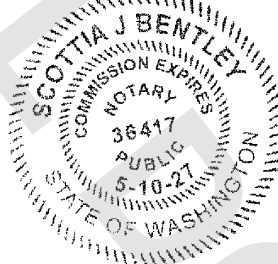
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 21st day of March, 2025, by Alan N. Close and Kristi M. Close and Alan N. Close as Manager/ Member and Kristi M. Close as Manager/ Member of the Close Property Holdings LLC.

[Signature]
Signature

Notary
Title

My commission expires: 05/10/27



Statutory Warranty Deed
LPB 10-05

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EXHIBIT A

25-22911-TB

9. 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 Plat of Clear Lake recorded March 4, 1920 as Auditor's File No. 139859 in Vol. 4 of Plats, Pgs 22-23.

10. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded on November 6, 2023 under Auditor's File No. 202311060081.

End of Exhibit A

Statutory Warranty Deed
LPB 10-05

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