

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20250985
Date 04/04/2025

After recording, return to:
Manito Drive LLC
320 Manito Dr.
Mt. Vernon, WA 98273

Send all tax statements to:
Same as above

WARRANTY DEED

The grantor, Harry Keith Morris, Jr., for and in consideration of \$10 and other valuable consideration in hand paid, convey and warrant to Manito Drive LLC, the following described real estate, situated in Skagit County, Washington:

**LOT 11, TOTEM RIDGE, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 10 OF PLATS, PAGE 31, RECORDS OF SKAGIT
COUNTY, WASHINGTON**

Parcel ID Number: P78035

Xref ID: 4199-000-011-0000

Situs Address: 320 Manito Dr.; Mt. Vernon, Washington

Subject to:

Taxes, covenants, conditions, restrictions, easements, rights of way, homeowners association assessments, if any, and other matters now of record.

This transfer is exempt from transfer tax because the transfer of real property is a mere change in form or identity where no change in beneficial ownership has occurred. Specifically, this is a transfer from an individual to a single-member LLC where the

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grantor's trust has been assigned all interest in the LLC (WAC 458-61A-211(2)(g)).

Dated: March 24, 2025

Harry Keith Morris, Jr.
Harry Keith Morris, Jr, Grantor

STATE OF WASHINGTON

County of Skagit

This deed was acknowledged before me on March 24, 2025, by Harry Keith Morris, Jr, Grantor.

[Signature]
Notary Public – State of Washington

