

Recorded at request of and
after recording return to:

Ballard Spahr LLP
1420 Fifth Avenue, Suite 4200
Seattle, Washington 98101
Attention: Julie H. Seidenstein

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Shannon Burrow
Affidavit No. 20251012
Date 04/07/2025

214325-4

(Space Above for Recorder's Use)

SPECIAL WARRANTY DEED

Grantor: DAVID L. MACKIE, Trustee of the DAVID L. MACKIE FAMILY TRUST, established June 21, 2021, and

SUSAN L. STIMAC, Trustee of the SUSAN L. STIMAC FAMILY TRUST, established June 21, 2021

Grantee: B-61 MARINE PARTNERS, LLC, a Washington limited liability company

Abbreviated Legal

Description: Anacortes Marina Condo 2 Dock B-61, Skagit County

Tax Parcel No.: P82484 (4440-002-061-0002)

SPECIAL WARRANTY DEED

The **GRANTORS**, DAVID L. MACKIE, Trustee of the DAVID L. MACKIE FAMILY TRUST, established June 21, 2021, and SUSAN L. STIMAC, Trustee of the SUSAN L. STIMAC FAMILY TRUST, established June 21, 2021, each as to their undivided fifty percent (50%) interest, for and in consideration of a transfer to a limited liability company in the same pro-rata shares with no change in beneficial interest and no other consideration, bargains, sells and conveys to B-61 MARINE PARTNERS, LLC, a Washington limited liability company, **GRANTEE**, the following-described real estate, situated in the County of Skagit, State of Washington:

See Exhibit A attached hereto and incorporated herein by this reference.

Subject to covenants, conditions, restrictions, easements and encumbrances, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The Grantors, for themselves and for their successors in interest do by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantors, and not otherwise, Grantors will forever warrant and defend the said described real estate.

*[Remainder of page intentionally left blank.
See following pages for signatures and notary acknowledgments.]*

DATED: April 3rd, 2025

David L. Mackie, Trustee of the DAVID
L. MACKIE FAMILY TRUST,
established June 21, 2021

Susan L. Stimac, Trustee

Susan L. Stimac, Trustee of the SUSAN
L. STIMAC FAMILY TRUST,
established June 21, 2021

*[Remainder of page intentionally left blank.
See following page for notary acknowledgments.]*

Signature Page

David L. Mackie Family Trust and Susan L. Stimac Family Trust to B-61 MARINE PARTNERS, LLC

DATED: 4/2/25_{pm}, 2025

David L. Mackie

David L. Mackie, Trustee of the DAVID
L. MACKIE FAMILY TRUST,
established June 21, 2021

Susan L. Stimac, Trustee of the SUSAN
L. STIMAC FAMILY TRUST,
established June 21, 2021

*[Remainder of page intentionally left blank.
See following page for notary acknowledgments.]*

Signature Page

David L. Mackie Family Trust and Susan L. Stimac Family Trust to B-61 MARINE PARTNERS, LLC

STATE OF MONTANA)
) ss.
COUNTY OF _____)

On this ___ day of _____, 2025, before me, a Notary Public for the State of Montana, personally appeared **David L. Mackie**, known to me to be the person named in the foregoing, and acknowledged to me that he executed the same as his free act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year in this certificate first above written.

Notary Signature
Print Name: _____
NOTARY PUBLIC for the State of Montana,
residing at _____
My Commission expires: _____

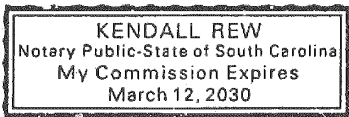
STATE OF SOUTH CAROLINA)
) ss.
COUNTY OF York)

On this 3rd day of April, 2025, before me personally appeared **Susan L. Stimac**, who provided satisfactory evidence of her identification to the person whose name is subscribed to this instrument and she acknowledged that she executed the foregoing instrument by her signature here, as her free act and deed, for the uses and purposes therein mentioned.

Susan L. Stimac
Susan L. Stimac

Sworn to and subscribed before me this 3rd day of April, 2025.

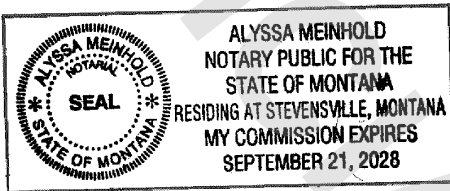
Notary Signature
Print Name: Kendall Rew, Notary Public
York County, South Carolina
My commission expires: 03/12/2030



STATE OF MONTANA)
) ss.
COUNTY OF Ravalli)

On this 2nd day of April, 2025, before me, a Notary Public for the State of Montana, personally appeared **David L. Mackie**, known to me to be the person named in the foregoing, and acknowledged to me that he executed the same as his free act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year in this certificate first above written.



Alyssa Meinhold
Notary Signature
Print Name: Alyssa Meinhold
NOTARY PUBLIC for the State of Montana,
residing at Stevensville
My Commission expires: 9/21/2028

STATE OF SOUTH CAROLINA)
) ss.
COUNTY OF _____)

On this ___ day of _____, 2025, before me personally appeared **Susan L. Stimac**, who provided satisfactory evidence of her identification to the person whose name is subscribed to this instrument and she acknowledged that she executed the foregoing instrument by her signature here.

Susan L. Stimac

Sworn to and subscribed before me this ___ day of _____, 2025.

Notary Signature
Print Name: _____, Notary Public
_____ County, South Carolina
My commission expires: _____

EXHIBIT A

LEGAL DESCRIPTION

Apartment and/or moorage slip B-61, Phase II of the Anacortes Marina Condominium (the "Condominium"), according to the Condominium Declaration of Anacortes Marina Condominium recorded under Skagit County Auditor's Filing No. 8106010012, as amended by amendment recorded under Skagit County Auditor's Filing Nos. 8106260020, 8108120086, 8306160023, 8307190014, 201705250013 (a re-recording of 201606170112), and 201811080010 (as amended and as it may in the future be amended, the ("Condominium Declaration") and as shown on the Plans and Survey recorded under Skagit County Auditor's Filing Nos. 8106010014, 199912200131, 8108120085, 8306160022, and 8307190013.

Together with that undivided percentage interest in the Common Areas and Facilities appertaining to the Apartment and/or Moorage Slip.

Situated in the County of Skagit, State of Washington.