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04/08/2025 09:20 AM Pages: 1 of 4 Fees: \$306.50  
Skagit County Auditor, WA

~~202503310099~~

~~03/31/2025 03:40 PM Pages: 1 of 3 Fees: \$305.50  
Skagit County Auditor, WA~~

When recorded return to:

Fidalgo DanceWorks  
901 3rd Street  
Anacortes, WA 98221

213970-LT

*Re-record to correct  
legal description*

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20250913

Mar 31 2025

Amount Paid \$48142.50

Skagit County Treasurer

By Lena Thompson Deputy

Real Estate Excise Tax  
Exempt

Skagit County Treasurer

By Lena Thompson

Affidavit No. 20251015

Date 04/08/2025

### STATUTORY WARRANTY DEED

THE GRANTOR(S) **RIS Holdings 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 **Fidalgo DanceWorks, a Washington Non-Profit Corporation**

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.)

Ptn. Blk 9, Plat of Hensler's 1st Addn. to Anacortes + *Lot 1, Blk 1, Griffin's 1st Add.*

Tax Parcel Number(s): 3794-009-000-0005/P57369 + *3791-001-001-0004/P57236*

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record  
including, but not limited to, those shown in Land Title Company's Preliminary Commitment No.  
213970-LT.

Dated: March 31 2025

(attached to Statutory Warranty Deed)

RIS Holdings LLC, a Washington Limited Liability Company

By: [Signature]  
William M. Gillespie, Manager

By: [Signature]  
James Jermyn, Manager

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on this 31 day of March, 2025, by William M. Gillespie and James Jermyn, Managers of RIS Holdings LLC.

[Signature]  
Signature

Notary Public  
Title

My commission expires: Aug 30 2025



**Exhibit A**

The North 100 feet of Block 9, "PLAT OF HENSLER'S FIRST ADDITION TO THE CITY OF ANACORTES," as per plat recorded in Volume 3 of Plats, page 46, records of Skagit County, Washington, said Block being described as follows:

All that portion of said tract as shown on said Plat lying South of the South line of 28th Street; East of the East line of Commercial Avenue; North of the North line of 29th Street; and West of the East line of said Plat. (Lot A, of Survey recorded May 6, 2008 under Skagit County Auditor's File No. 200805060092.)

Situate in the County of Skagit, State of Washington.

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Parcel Number: 3794-009-000-0005/P57369 & 3791-001-001-0004/P57236

**PARCEL "A":**

The North 100 feet of Block 9, "PLAT OF HENSLER'S FIRST ADDITION TO THE CITY OF ANACORTES," as per plat recorded in Volume 3 of Plats, page 46, records of Skagit County, Washington, said Block being described as follows:

All that portion of said tract as shown on said Plat lying South of the South line of 28th Street; East of the East line of Commercial Avenue; North of the North line of 29th Street; and West of the East line of said Plat. (Lot A, of Survey recorded May 6, 2008 under Skagit County Auditor's File No. 200805060092.)

Situate in the County of Skagit, State of Washington.

**PARCEL "B":**

Lot 1, Block 1, "GRIFFIN'S FIRST ADDITION TO THE CITY OF ANACORTES," as per plat recorded in Volume 1 of Plats, page 43, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.