UNOFFICIAL DOCUMENT

202504140079
04/14/2025 02:43 PM Pages: 1 of 1 Fees: $303.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20251095
APR 14 2025
Amount Paid $Ø
Skagit Co. Treasurer
By KB Deputy

WHEN RECORDED RETURN TO:
John J. Kamrar, Attorney at Law, P.S.
105 5th St. Suite 203
Lynden, WA 98264

STATUTORY WARRANTY DEED

Grantor(s): Elizabeth Marie Perron, Trustee of the Elizabeth Perron Living Trust dated May 12, 2023
Grantee(s): Cottage on 16th LLC, a Washington Limited Liability Company
Legal Description (abbr): **S24 T35 R01** - THE EAST HALF OF LOT 13 AND ALL OF LOTS 14 AND 15, BLOCK 234, 'MAP OF THE CITY OF ANACORTES'
Assessor's Tax Parcel ID#: P56341/ 3772-234-015-0008

THE GRANTOR(S), **Elizabeth Marie Perron, Trustee of the Elizabeth Perron Living Trust dated May 12, 2023,** for and in consideration of TRANSFER FROM REVOCABLE TRUST TO LLC conveys and warrants to **Cottage on 16th LLC, a Washington Limited Liability Company,** the following described real estate, situate in the County of Skagit, State of Washington:

LEGAL DESCRIPTION:

THE EAST HALF OF LOT 13 AND ALL OF LOTS 14 AND 15, BLOCK 234, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGES 4 THROUGH 7, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Situate in the Skagit County, Washington.

Subject to: This conveyance is subject to the 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.

Commonly known as 2314 16th Street, Anacortes, Skagit County, Washington

Dated: this 11 day of April, 2025.

GRANTOR(S):

Elizabeth Perron, Trustee

STATE OF WASHINGTON)
) SS
COUNTY OF WHATCOM)

On this day personally appeared before me **Elizabeth Perron,** to me known to be the individual(s) described in and who executed the within and foregoing instrument and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 11 day of April, 2025.

Nomi E. Albano
Notary Public in and for the State of WA
My appointment expires 3/9/26

NOMI E ALBANO
NOTARY PUBLIC
116722
COMMISSION EXPIRES
3-09-26
STATE OF WASHINGTON