

When recorded return to:

David Hansen and Christine Hansen
608 H Avenue
Anacortes, WA 98221

214969-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251235

Apr 25 2025

Amount Paid \$3605.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Bigboat Investments, LLC, a Montana Limited Liability Company**

for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE
CONSIDERATION**

in hand paid, conveys and warrants to **David Hansen and Christine Hansen, a married couple**

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.)

Lot 94, Pier C, Anchor Cove Marina

Tax Parcel Number(s): 4331-000-094-0009/P79245

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. 214969-LT.

Dated: April 15, 2025

(attached to Statutory Warranty Deed)

Bigboat Investments, LLC, a Montana Limited Liability Company

By: Donn McAfee
Donn McAfee, Sole Managing Member

STATE OF Washington
COUNTY OF Skagit

This record was acknowledged before me on this 24th day of April, 2025, by Donn McAfee,
Sole Managing Member of Bigboat Investments, LLC.

[Signature]
(Signature of notary public)
Stamp

UPO
(Title of office)

My commission expires: August 18, 2028

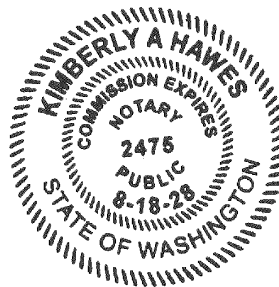


Exhibit A

PARCEL "A":

Leasehold Estate in Apartment 94, Pier "C" as shown on survey of Anchor Cove Marina, a condominium, filed under Auditor's File No. 825123, in Volume 11 of Plats, pages 29 and 30 and as identified in Declaration of Anchor Cove Marina, filed under Auditor's File No. 825125, and as identified by Elevation of Piers recorded under Auditor's File No. 825124, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

An undivided 0.5681 percentage interest in the land lying within Anchor Cove Marina, as shown on Survey of Anchor Cove Marina, a condominium, filed under Auditor's File No. 825123, in Volume 11 of Plats, pages 29 and 30, and as identified in Declaration of Anchor Cove Marina, filed under Auditor's File No. 825125, EXCEPT those portions lying within Tracts 1A and 1 through 26, inclusive, Pier A; Tracts 1B and 27 through 75, inclusive, Pier B; Tracts 76 through 125, inclusive, Pier C; and Tracts 126 through 167, inclusive, Pier D.

(Said undivided 0.5681 percentage interest being a leasehold estate in those portions delineated as Parcels C, D, E and F on the face of said survey and the fee simple estate in the remainder).

Situate in the County of Skagit, State of Washington.