

When recorded return to:

Austin W Harris
A&R Enterprises, LLC
PO Box 844
Lynden, WA 98264

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251630

May 28 2025

Amount Paid \$10630.00
Skagit County Treasurer
By BELEN MARTINEZ Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620058825

Escrow No.: 620058825

STATUTORY WARRANTY DEED

THE GRANTOR(S) Aaron Coffman, an unmarried person, as his separate estate and Jim Coffman, an unmarried person, as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to A&R Enterprises, LLC and 1031 Pros Titleholder 1317, LLC

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

PTN S 1/2, SEC 18-35-5E, W.M.

Tax Parcel Number(s): P39307 / 350518-0-020-0000

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

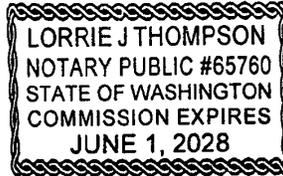
Dated: May 22, 2025



Aaron Coffman



Jim Coffman



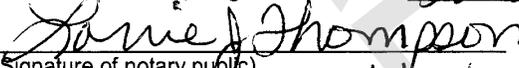
State of Washington
County of SKAGIT

This record was acknowledged before me on 5-27-2025 by Aaron Coffman.


(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 6-1-2028

State of Washington
County of SKAGIT

This record was acknowledged before me on 5-27-2025 by Jim Coffman.


(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 6-1-2028

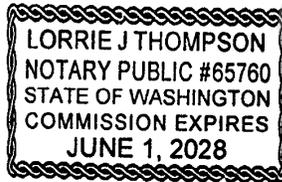


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P39307 / 350518-0-020-0000

THE SOUTH 1/3 OF THE NORTH 1/2 OF LOT 4, AND THE NORTH 1/3 OF THE SOUTH 1/2 OF LOT 4, OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 5 EAST W. M., EXCEPT THE EAST 200 FEET AND THE NORTH 256 FEET THEREOF, AND EXCEPT ROADS.

ALSO THAT PORTION OF GOVERNMENT LOT 4 OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 5 EAST W. M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 295.5 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 4; THENCE EAST 66° FEET; THENCE NORTH 132 FEET; THENCE WEST 66° FEET; THENCE SOUTH 132 FEET TO THE PLACE OF BEGINNING, EXCEPT ROADS AND EXCEPT THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT A POINT ON THE EAST LINE OF THE COUNTY ROAD ALONG THE WEST LINE OF SAID LOT 4, 295.5 FEET NORTH OF THE SOUTH LINE OF SAID LOT 4, THENCE EAST 182 FEET; THENCE NORTH 86 FEET; THENCE WEST 182 FEET, MORE OR LESS, TO THE EAST LINE OF SAID ROAD; THENCE SOUTH ALONG THE EAST LINE OF SAID ROAD 86 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. GLO Land Corner Record and the terms and conditions thereof:

Recording Date: December 13, 2018
Recording No.: 201812130055

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 201006170071

3. Assessments, if any, levied by the City of Sedro-Woolley.