

Return Address:

Everbridge Law Group PC
920 5th Avenue, Suite 1510
Seattle, WA 98104
Attention: Joseph D. Supple

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20251662
Date 05/30/2025

Document Title(s) (or transactions contained therein):
Statutory Warranty Deed
Reference Number(s) of Document assigned or released:
N/A
Grantor(s) (Last name first, then first name and initial(s)):
Rickey Allen Rosal and JoAnne Pineda Rosal, Trustees of the Rosal Family Trust dated September 28, 2005
Grantee(s) (Last name first, then first name and initial(s)):
RJ Family Properties, LLC, a Texas limited liability company
Legal Description (abbreviated: i.e., lot, block, plat or section, township, range):
Portion Tract 34, all Tracts 35 and 36, Portion Tr 37, Anaco Beach, Vol. 5, Pg. 4 Together with Portion Tr 1, Plate 2, Tide and Shore Lands of Section 34, Township 35 N, Range 1 E, W.M., Anacortes Harbor, Skagit County, WA; and Unit 90, Skyline No. 22, Anacortes Harbor, Skagit County, WA
☒ Full legal is on Exhibit A (page 3) of document
Assessor's Property Tax Parcel/Account Number(s):
1. P61845/ 3858-000-037-0004 2. P32513/ 350134-0-005-0003 3. P83056/ 4464-000-090-0002

ANY WRITING, TEXT, INITIALS, REVISIONS OR NOTARY SEAL APPEARING OUTSIDE THESE MARGINS
MAY DISQUALIFY THIS DOCUMENT FOR RECORDING

STATUTORY WARRANTY DEED

GRANTORS, **Rickey Allen Rosal and JoAnne Pineda Rosal, Trustees of the Rosal Family Trust dated September 28, 2005, who also acquired title as JoAnne Pineda Rosal and Rickey Allen Rosal, as Trustees of the Trust,** for and in consideration of a transfer of the following-described real property to a limited liability company in exchange for a proportional interest, convey and warrant to GRANTEE, **RJ Family Properties, LLC**, a Texas limited liability company, all right, title and interest in and to the following-described real property, situated in the County of Skagit, State of Washington:

Legal description attached hereto as Exhibit A and incorporated herein by this reference.

Tax Parcel Nos.: P61845/ 3858-000-037-0004
P32513/ 350134-0-005-0003
P83056/ 4464-000-090-0002

SUBJECT TO those matters listed on Exhibit B, attached hereto and incorporated herein by this reference.

DATED: May 17, 2025.



Rickey Allen Rosal, Trustee of the Rosal
Family Trust dated September 28, 2005



JoAnne Pineda Rosal, Trustee of the Rosal
Family Trust dated September 28, 2005

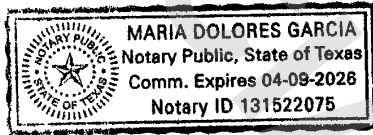
ANY WRITING, TEXT, INITIALS, REVISIONS OR NOTARY SEAL APPEARING OUTSIDE THESE MARGINS
MAY DISQUALIFY THIS DOCUMENT FOR RECORDING

STATE OF TEXAS §

COUNTY OF Dallas §

This foregoing instrument was ACKNOWLEDGED before me on May 17th 2025,
by Rickey Allen Rosal as Trustee of the Rosal Family Trust dated September 28, 2005.

(Stamp)



Maria D Garcia

[Signature of Notary Public]

Printed name: Maria D Garcia

Notary Public, State of Texas

My commission expires: April 9th, 2026

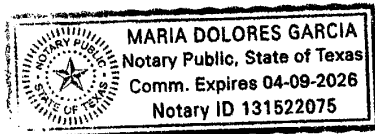
Notary ID No. 131522075

STATE OF TEXAS §

COUNTY OF Dallas §

This foregoing instrument ACKNOWLEDGED before me on May 17th 2025, by
JoAnne Pineda Rosal as Trustee of the Rosal Family Trust dated September 28, 2005.

(Stamp)



Maria D Garcia

[Signature of Notary Public]

Printed name: Maria D Garcia

Notary Public, State of Texas

My commission expires: April 9th, 2026

Notary ID No.: 131522075

Exhibit A**Legal Description**

Parcel Nos. P61845/ 3858-000-037-0004 and P32513/350134-0-005-0003

The South half by distance, measured at right angles, from the South line of the following described tract:

The Southerly 37.07 feet, as measured along the West line of Tract 34; all of Tracts 35 and 36; the North 14.64 feet of Tract 37, all in the plat of ANACO BEACH, according to the plat recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington;

TOGETHER WITH that portion of Tract 1, Plate 2, Tide and Shore Lands of Section 34, Township 35 North, Range 1 East, W.M., Anacortes harbor, as shown on Official Map thereof in the Office of the State Land Commissioner at Olympia, Washington, lying in front of adjacent to, or abutting upon the hereinabove described property;

TOGETHER WITH an easement for driveway purposes as recorded September 20, 2002, under Auditor's File No. 200209200165.

Situate in Skagit County, Washington.

Parcel No. P83056/4464-000-090-0002

Condominium Unit No. 90, "SKYLINE NO. 22," a marine condominium, according to Survey Map and Plans recorded in Volume 13 of Plats, pages 86 through 93, inclusive, under Auditor's File No. 8401240018 and according to Condominium Declaration recorded October 31, 1983, under Auditor's File No. 8310310026, any amendments thereto, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

Exhibit B
Permitted Exceptions

For Parcel Nos. P61845/ 3858-000-037-0004, P32513/ 350134-0-005-0003, and P83056/ 4464-000-090-0002

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

For Parcels Nos., P61845/ 3858-000-037-0004 and P32513/ 350134-0-005-0003

2. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course boundary or locatio of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
3. City, council or local improvement district assesements, if any.

**Skagit County
Right-To-Manage
Natural Resource Lands Disclosure
Skagit County Code 14.38**

The herein described property may be subject to the Skagit County Right-To-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

THIS DISCLOSURE APPLIES TO PARCELS DESIGNATED OR WITHIN 1 MILE OF DESIGNATED AGRICULTURAL LAND OR DESIGNATED OR WITHIN 1/4 MILE OF RURAL RESOURCE, FOREST OR MINERAL RESOURCE LANDS OF LONG-TERM COMMERCIAL SIGNIFICANCE IN SKAGIT COUNTY. A VARIETY OF NATURAL RESOURCE LAND COMMERCIAL ACTIVITIES OCCUR OR MAY OCCUR IN THE AREA THAT MAY NOT BE COMPATIBLE WITH NON-RESOURCE USES AND MAY BE INCONVENIENT OR CAUSE DISCOMFORT TO AREA RESIDENTS. THIS MAY ARISE FROM THE USE OF CHEMICALS; OR FROM SPRAYING, PRUNING, HARVESTING OR MINERAL EXTRACTION WITH ASSOCIATED ACTIVITIES, WHICH OCCASIONALLY GENERATES TRAFFIC, DUST, SMOKE, NOISE AND ODOR. SKAGIT COUNTY HAS ESTABLISHED NATURAL RESOURCE MANAGEMENT OPERATIONS AS A PRIORITY USE ON DESIGNATED NATURAL RESOURCE LANDS, AND AREA RESIDENTS SHOULD BE PREPARED TO ACCEPT SUCH INCOMPATIBILITIES, INCONVENIENCES OR DISCOMFORT FROM NORMAL, NECESSARY NATURAL RESOURCE LAND OPERATIONS WHEN PERFORMED IN COMPLIANCE WITH BEST MANAGEMENT PRACTICES AND LOCAL, STATE, AND FEDERAL LAW.

IN THE CASE OF MINERAL LANDS, APPLICATION MIGHT BE MADE FOR MINING-RELATED ACTIVITIES INCLUDING EXTRACTION, WASHING, CRUSHING, STOCKPILING, BLASTING, TRANSPORTING AND RECYCLING OF MINERALS. IF YOU ARE ADJACENT TO DESIGNATED NR LANDS, YOU WILL HAVE SETBACK REQUIREMENTS FROM DESIGNATED NR LANDS.