

When recorded return to:

Pacific Denkmann Company, a Washington corporation
4699 Woodson Lane Northeast, Suite 210C
Bainbridge Island, WA 98110

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251687

Jun 02 2025

Amount Paid \$2408.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 25-23117-TB

THE GRANTOR(S) **ELK PROPERTIES, L.L.C.**, a Washington Limited Liability Company, 26135 Minkler Road, Sedro-Woolley, WA 98284,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Pacific Denkmann Company, a Washington corporation**

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

Lot 2-B of Survey filed August 31, 1981 in Book 3 of Surveys, page 120, under Auditor's File No. 8108310012 (being a portion of Lot 2, Short Plat No. 6-81, approved May 20, 1981, recorded May 21, 1981, in Book 5 of Short Plats, page 71, under Auditor's File No. 8105210004) and being a portion of the East 1/2 of the Southwest 1/4 of Section 25, Township 33 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over that certain 60 foot right of way over Lot 1 of Short Plat No. 6-81, as shown on the face of said Short Plat.

ALSO, TOGETHER WITH all beneficial rights contained in Easement Grant and Agreement recorded December 13, 1989, under Auditor's File No. 8912130092 over Lot 2-A of said Survey filed August 31, 1981, in Book 3 of Surveys, page 120, under Auditor's File No. 8108310012.

Abbreviated legal description: Property 1:
Section 25, Township 33 North, Range 4 East - Ptn. SW (aka Lot 2-B Survey 8108310012)

SUBJECT TO the encumbrances, exceptions and matters listed on Exhibit A attached hereto and incorporated herein.

Tax Parcel Number(s): P17302/330425-0-065-0208 & P103493/330425-3-065-0400

Statutory Warranty Deed
LPB 10-05

Order No.: 25-23117-TB

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Dated: 5/30/25

ELK PROPERTIES, L.L.C., a Washington Limited Liability Company

By: Terri Cook
Terri Cook, Manager

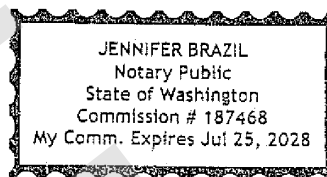
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 30 day of May, 2025, by Terri Cook, Manager of ELK PROPERTIES, L.L.C..

Jennifer Brazil
(Signature of notary public)

Stamp

Notary Public
(Title of office)



My commission expires: 7-25-2028

EXHIBIT A

25-23117-TB

9. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Ingress and egress In Favor Of: Takeo Nakashima and Setsuko Nakashima, husband and wife,

Recorded: June 1, 1978

Auditor's No.: 880587

Affects: North 447.19 feet of Tract 1 of Short Plat No. 6-81 as measured along the East line thereof being the North 388.25 feet as measured along the West line thereof.

(Affects easement portion only)

10. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, AS RESERVED IN INSTRUMENT HEREIN SET FORTH.

For: Roadway, presently existing or hereafter constructed

Reserved By: Takeo Nakashima and Setsuko Nakashima, their heirs and assigns

Recorded June 1, 1978

Auditor's File No. 880585

Affects: North 447.19 feet of Tract 1 of Short Plat No. 6-81, as measured along the East line thereof being the North 388.25 feet as measured along the West line thereof.

(Affects easement portion only)

11. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Short Plat 6-81 recorded on May 21, 1981 as Auditor's File No. 8105210004.

12. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named SURVEY recorded on August 31, 1981 as Auditor's File No. 8108310012.

13. Terms and provisions of Easement Grand and Agreement recorded December 13, 1989 as Auditor's File No. 8912130092.

14. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded on December 30, 1993 under Auditor's File No. 9312300090.

End of Exhibit A

Statutory Warranty Deed
LPB 10-05

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