

When recorded return to:

Ian M. Cavalier  
2904 Northwest Johnson Avenue  
Corvallis, OR 97330

GNW 25-23217

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20252494  
Aug 04 2025  
Amount Paid \$10808.00  
Skagit County Treasurer  
By BELEN MARTINEZ Deputy

### STATUTORY WARRANTY DEED

THE GRANTOR(S) RENTAL PROPERTIES N.W., LLC, a Washington Limited Liability Company, 11455 Whistle Lake Road, Anacortes, WA 98221,

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

in hand paid, conveys, and warrants to Ian M. Cavalier, a married man as his separate estate

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

Lot 10, THE PLAT OF ISLAND VIEW PARK NO. 2, ANACORTES, WASHINGTON, as per plat recorded in Volume 7 of Plats, page 78, records of Skagit County, Washington.

This conveyance is subject to 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 as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P57662/3799-000-010-0007

Statutory Warranty Deed  
LPB 10-05

Order No.: 25-23217-KM

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Dated: 7/30/25

RENTAL PROPERTIES N.W., LLC, a Washington Limited Liability Company

By: [Signature]  
Steven J. Morris

By: [Signature]  
Nicki M. Morris

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on this 7/30/25, by Steven J. Morris and Nicki M. Morris of RENTAL PROPERTIES N.W., LLC.

[Signature]  
(Signature of notary public)  
Notary  
(Title of office)



My commission expires: 6/19/29

**EXHIBIT B**

25-23217-KM

9 ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Island View Park No. 2  
Recorded: December 20, 1957  
Auditor's No.: 559839

10 PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: October 31, 1957  
Recorded: December 20, 1957  
Auditor's No.: 559890

11 Municipal assessments, if any, levied by the City of Anacortes.

15 Unrecorded leaseholds, if any, and rights of parties in possession, if any.