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08/08/2025 11:45 AM Pages: 1 of 4 Fees: \$306.50  
Skagit County Auditor, WA

When recorded return to:

S&H Land Investment Group LLC  
22747 East Arroyo Verde Drive  
Queen Creek, AZ 85142  
400121-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20252553  
Aug 08 2025  
Amount Paid \$197.00  
Skagit County Treasurer  
By Lena Thompson Deputy

### STATUTORY WARRANTY DEED

THE GRANTOR(S) **James K. Swanson, Trustee of the Swanson Revocable Family Trust** dated **January 15, 2007**

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

in hand paid, conveys and warrants to **S&H Land Investment Group LLC, an Arizona Limited Liability Company**

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 2, Bk H, Cape Horn on the Skagit

Tax Parcel Number(s): 3868-008-002-0006/ P63136

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. 400121-LT.

Dated: 08-06-2025

(attached to Statutory Warranty Deed)

Swanson Revocable Family Trust dated January 15, 2007

By: James K. Swanson  
James K. Swanson, Trustee

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

This record was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by James K. Swanson, Trustee of Swanson Revocable Family Trust dated January 15, 2007.

\_\_\_\_\_  
Signature

TLW

\_\_\_\_\_  
Title

My commission expires:

### ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Yolo

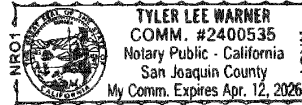
On August 6, 2025 before me, Tyler Lee Warner, Notary Public  
(insert name of the officer)

personally appeared James K. Swanson, Trustee  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature] (Seal)



**Exhibit A**

Lot 2, Block H, "CAPE HORN ON THE SKAGIT," as per plat recorded in Volume 8 of Plats, pages 92 through 97, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.