

When recorded return to:

Chinook Seaview LLC  
5801 Kingsway  
Anacortes, WA 98221

GNW 25-23207

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20252788

Aug 27 2025

Amount Paid \$14190.00  
Skagit County Treasurer  
By Lena Thompson Deputy

## STATUTORY WARRANTY DEED

THE GRANTOR(S) Serge Philip Kairez, also shown of record as S. Philip Kairez and Carolyn E. Kairez, husband and wife, 2750 Ryan Boulevard, Punta Gorda, FL 33950,

for and in consideration of **ten dollars and other valuable consideration, as part of a 1031 Tax Deferred Exchange**

in hand paid, conveys, and warrants to Chinook Seaview LLC, a Washington Limited Liability Company

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

Parcel A:

Lots 1,2 and 3, Block 1, PLAT OF HENSLER'S FIRST ADDITION TO THE CITY OF ANACORTES, according to the plat recorded in Volume 3 of Plats, Page 46, records of Skagit County, Washington.

Parcel B:

All of Block 3, AMENDED PLAT OF SHANNON'S FIRST ADDITION TO THE CITY OF ANACORTES, according to the plat recorded in Volume 3 of Plats, Page 8, records of Skagit County, Washington.

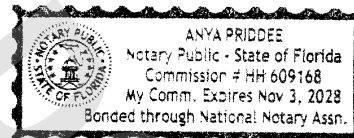
This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P57308/3794-001-003-0009 & P58879/3814-003-000-0004

Statutory Warranty Deed  
LPB 10-05

Order No.: 25-23207-KM

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Dated: 08/13/2025Serge Philip Kairez  
Serge Philip KairezCarolyn E. Kairez  
Carolyn E. KairezSTATE OF Florida  
COUNTY OF CharlotteThis record was acknowledged before me on this 13<sup>th</sup> day of August, 2025, by Serge Philip Kairez and Carolyn E. Kairez.Anya Priddy  
SignatureNotary Public / Signing Agent  
TitleMy commission expires: 11/03/2028

**EXHIBIT B**

25-23207-KM

9. 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 HENSLERS 1ST ADDITION TO ANACORTES recorded on June 27, 1905 as Auditor's File No. Vol. 3 of Plats, Page 46.
10. 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 AMENDED PLAT OF SHANNONS FIRST ADDITION recorded on May 20, 1892 as Auditor's File No. Vol. 3 of Plats, Page 8.
11. Municipal assessments, if any, levied by the City of Anacortes.
17. Unrecorded leaseholds, if any, and rights of parties in possession, if any.