

When recorded return to:

James L. Anderson and Dixie L. Anderson
PO Box 335
Stanwood, WA 98292

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253139

Sep 25 2025

Amount Paid \$15525.00

Skagit County Treasurer

By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

Land Title & Escrow of Skagit & Island County

Reference: 60021803-851 / 400247-LT

THE GRANTOR(S)

Staude Anacortes LLC, a Washington Limited Liability Company

for and in consideration of

Ten Dollars and other valuable consideration, as part of an IRS 1031 Tax Deferred Exchange

in hand paid, conveys and warrants to

James L. Anderson and Dixie L. Anderson, a married couple

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

SUBJECT TO: 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.

Abbreviated Legal: (Required if full legal not inserted above.)

Lot 58 & Ptn of Lot 57, San Juan Passage, Phase I

Tax Parcel Number(s): 4974-000-058-0000/P128105

Dated: 9-23-25

Staude Anacortes LLC, a Washington Limited Liability Company

By: David Walden Kershner
David Walden Kershner, Manager

STATE OF WASHINGTON
COUNTY OF WHATCOM

This record was acknowledged before me on this 23rd day of Sept., 2025, by David
Walden Kershner, Manager of Staude Anacortes LLC.

Deanna L Handley
(Signature of notary public)
Stamp

NOTARY
(Title of office)

My commission expires: 10-18-25

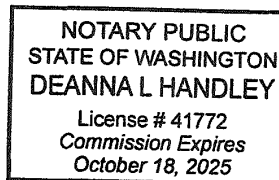


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 4603 Schooner Drive, Anacortes, WA 98221

Tax Parcel Number(s): 4974-000-058-0000/P128105

Property Description:

TAX ACCOUNT NO./PROPERTY ID NO.: 4974-000-058-0000/P128105

LOT 58, PLAT OF SAN JUAN PASSAGE, PHASE I, AS RECORDED UNDER AUDITOR'S FILE NO. 200811260099, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF LOT 57, PLAT OF SAN JUAN PASSAGE, PHASE I, AS RECORDED UNDER AUDITOR'S FILE NO. 200811260099, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 57;
THENCE NORTH 58°13'56" EAST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 57, A DISTANCE OF 20.16 FEET;
THENCE NORTH 30°46'04" EAST, A DISTANCE OF 93.00 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 57;
THENCE SOUTH 58°13'53" WEST ALONG THE NORTHWESTERLY LINE OF SAID LOT 57, A DISTANCE OF 20.16 FEET;
THENCE SOUTH 31°49'04" EAST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 57, A DISTANCE OF 93.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

(ALSO KNOWN AS ADJUSTED LOT 58 OF BOUNDARY LINE ADJUSTMENT 2010-0004, RECORDED UNDER AUDITOR'S FILE NO. 201008040091, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.