

Return Address:

James W. Minorchio
Fox Rothschild LLP
1001 Fourth Avenue, #4400
Seattle, WA 98154-1192

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20253976
Date 12/11/2025

Document Title(s):	Bargain and Sale Deed
Reference Number(s) of Documents assigned or released:	<u>N/A</u>
Grantor(s):	17th STREET LLC, a Washington limited liability company
<input type="checkbox"/> Additional names on page	_____ of document.
Grantee(s):	FIDALGO PROPERTIES LLC, a Washington limited liability company
<input type="checkbox"/> Additional names on page	_____ of document.
Legal Description:	Ptn. Lots 3 – 6 and 15 – 17 Block 126 Anacortes (abbreviated)
<input checked="" type="checkbox"/> Additional legal is on page	<u>1, Exhibit A & B</u> of document.
Assessor's Property Tax Parcel/Account Number:	<u>P55812, 3772-126-017-0004</u>

BARGAIN AND SALE DEED

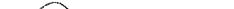
17th STREET LLC, a Washington limited liability company, Grantor, grants, bargains, sells, conveys and confirms to FIDALGO PROPERTIES LLC, a Washington limited liability company, Grantee, all of Grantor's interest in the following described real property located in Skagit County, Washington:

For Full Legal See Attached Exhibit "A"

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.

The Grantor, for itself and for its successors in interest, hereby expressly limits the covenants of this deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that, against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor, and not otherwise, they will forever warrant and defend the said described real estate.

DATED this 4th day of December, 2025.

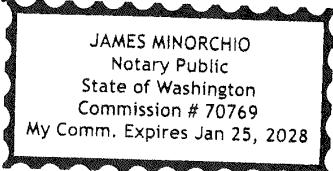


Annette M. Weeks

STATE OF WASHINGTON)
COUNTY OF KING) SS.
)

I certify that I know or have satisfactory evidence that ANNETTE M. WEEKS is the individual who appeared before me and said individual acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Notary Seal



James W. Minorchio, Notary Public in and for the State of Washington, residing at Shoreline. My appointment expires January 25, 2028.

EXHIBIT A

PARCEL A:

The West ½ of Lot 3, and all of Lots 4 -6, inclusive, of Block 126, "MAP OF THE CITY OF ANACORTES", according to the plat thereof recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington;

TOGETHER WITH the North 1/2 of the vacated alley adjoining said lots, which has attached to said lots of operation by law.

PARCEL B:

Lots 15, 16 and 17, Block 126, "MAP OF THE CITY OF ANACORTES", according to the plat thereof recorded in Volume 2 of Plats, Page 4, records of Skagit County, Washington;

EXCEPT the South 90 feet of said lots:

TOGETHER WITH the South 1/2 of the vacated alley adjoining said lots, which has attached to said lots by operation of law.

EXHIBIT B

EXCEPTIONS:

A. Reservation of easement contained in Ordinance #846 by which alley running through said Block 126 was vacated, which ordinance was recorded April 12, 1943 under Auditor's File No. 361314, as follows:

"An easement is hereby reserved by the City of Anacortes, its officers, agents and employees, over and across any and all of said alley at any time for any and all purposes."