



202601260068

01/26/2026 03:20 PM Pages: 1 of 9 Fees: \$311.50
Skagit County Auditor

AFTER RECORDING MAIL TO:

Gumbo Properties, LLC
1720 Q Avenue
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20260209
JAN 26 2026

Amount Paid \$ 0
Skagit Co. Treasurer
By *BM* Deputy

WARRANTY DEED FOR BOUNDARY LINE ADJUSTMENT

GRANTOR: GUMBO PROPERTIES LLC,
a Washington limited liability company

GRANTEE: GUMBO PROPERTIES LLC,
a Washington limited liability company

Abbreviated Legal: Ptn Section 19, Township 35N, Range 02 E.W.M.

Additional Legal on page(s): Exhibits A and B

Assessor's Tax Parcel Nos.: 350219-0-029-0003 / P32939
350219-0-030-0000 / P32940
350219-0-041-0007 / P32949

WHEREAS: GUMBO PROPERTIES LLC, a Washington limited liability company, is the owner of the following real property (the "GUMBO Original Property"):

As attached in Exhibit "A" and by this reference made a part hereof.

Situate in the County of Skagit, State of Washington.

WHEREAS: GUMBO PROPERTIES LLC, a Washington limited liability company, wishes to combine the above-described parcels through boundary line adjustments as described herein;

CONVEYANCE

NOW THEREFORE, **GUMBO PROPERTIES LLC**, a Washington limited liability company, in consideration of the boundary line adjustment described herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and in consideration of the mutual covenants and promises herein, does hereby combine all parcels contained in the GUMBO Original Property and convey and warrant to **GUMBO PROPERTIES LLC**, a Washington limited liability company, the combined real property identified hereafter as the "GUMBO Consolidated Property", consisting of the following described real estate situate in the County of Skagit, State of Washington, together with all after-acquired title therein, to-wit:

As attached in Exhibit "B" and by this reference made a part hereof.

Situate in the County of Skagit, State of Washington.

The above-described "GUMBO Original Property" has been combined or aggregated with contiguous property identified herein as "GUMBO Original Property" owned by GUMBO PROPERTIES LLC, a Washington limited liability company. After completion of the boundary line adjustment contained herein, the parcel owned by **GUMBO PROPERTIES LLC**, a Washington limited liability company, shall be described as shown on attached Exhibit "B", the GUMBO Consolidated Property.

Maps of the parcels before and after this boundary line adjustment are attached hereto as Exhibit C and Exhibit D.

THE FOREGOING WARRANTY DEED ADJUSTING BOUNDARY LINES IS HEREBY APPROVED THIS 16 DAY OF JANUARY, 2026.

CITY OF ANACORTES

By:  John Coleman
Its: Director, PCED

GUMBO PROPERTIES LLC,
a Washington limited liability company


By: Randall Breyer
Its: Governa
Date: 1/23/2026

STATE OF WASHINGTON)
) ss
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Randall Burgess is the person who appeared before me, and said person acknowledged that s/he signed this instrument, on oath stated that s/he was authorized to execute the instrument and acknowledged it as the Executing Member of **GUMBO PROPERTIES LLC** to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 1/23/2026

Tawnya Lee Thompson
(Signature)

NOTARY PUBLIC
Tawnya Lee Thompson

Print Name of Notary
My appointment expires: 2/2/2027



EXHIBIT "A"**GUMBO PARCELS BEFORE BOUNDARY LINE ADJUSTMENT
GUMBO ORIGINAL PROPERTY**P32939

THAT PORTION OF GOVERNMENT LOT 2, SECTION 19, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH SIDE OF 18TH STREET PRODUCED IN THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON, ACCORDING TO THE ORIGINAL PLAT OF SAID CITY ON FILE AND OF RECORD IN THE OFFICE OF THE AUDITOR OF SKAGIT COUNTY, WASHINGTON, AND 90.00 FEET EAST OF THE EAST LINE OF COMMERCIAL AVENUE; THENCE RUNNING SOUTH 180.00 FEET; THENCE RUNNING EAST 85.00 FEET; THENCE RUNNING NORTH TO THE WEST LINE OF THE RIGHT OF WAY OF THE SEATTLE AND MONTANA RAILWAY (NOW GREAT NORTHERN RAILROAD); THENCE RUNNING NORTHWESTERLY ALONG THE SAID RIGHT OF WAY TO A POINT DUE EAST OF THE PLACE OF BEGINNING; THENCE WEST TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF 18TH STREET, IF PRODUCED EASTERLY FROM 18TH STREET AS SHOWN ON THE PLAT OF "CITY OF ANACORTES", ACCORDING TO THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND THE EAST LINE OF COMMERCIAL AVENUE; THENCE NORTH ALONG THE EAST LINE OF COMMERCIAL AVENUE, 63 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF 18TH STREET PRODUCED, A DISTANCE OF 70.00 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF COMMERCIAL AVENUE, 63.00 FEET TO THE NORTH LINE OF 18TH STREET PRODUCED; THENCE WEST ALONG THE NORTH LINE OF 18TH STREET PRODUCED, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF ANACORTES BY INSTRUMENT RECORDED MAY 12, 1999, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 9905120020.

(THE ABOVE DESCRIBED PROPERTY DELINEATED AS A PORTION OF THAT SURVEY FILED IN VOLUME 15 OF SURVEYS, PAGES 45 AND 46, AND RECORDED DECEMBER 1, 1993, UNDER AUDITOR'S FILE NO. 9312010077, ALL RECORDS OF SKAGIT COUNTY, WASHINGTON).

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

P32940

LOT 2 OF ANACORTES SHORT PLAT NO. ANA 94-002, APPROVED NOVEMBER 28, 1994 AND RECORDED DECEMBER 8, 1994, UNDER AUDITOR'S FILE NO. 9412080088 IN VOLUME 11 OF SHORT PLATS, PAGE 154, RECORDS OF SKAGIT COUNTY,

Exhibit "A"

WASHINGTON; BEING A PORTION OF GOVERNMENT LOT 2 IN SECTION 19,
TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M.
SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF
WASHINGTON.

P32949

LOT 3 OF ANACORTES SHORT PLAT NO. ANA 94-002, APPROVED NOVEMBER 28,
1994 AND RECORDED DECEMBER 8, 1994, UNDER AUDITOR'S FILE NO. 9412080088
IN VOLUME 11 OF SHORT PLATS, PAGE 154, RECORDS OF SKAGIT COUNTY,
WASHINGTON; BEING A PORTION OF GOVERNMENT LOT 2 IN SECTION 19,
TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M.
SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF
WASHINGTON.

Exhibit "A"

EXHIBIT "B"**GUMBO PARCEL AFTER BOUNDARY LINE ADJUSTMENT
GUMBO CONSOLIDATED PROPERTY**

THAT PORTION OF GOVERNMENT LOT 2, SECTION 19, TOWNSHIP 35 NORTH,
RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH SIDE OF 18TH STREET PRODUCED IN THE
CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON, ACCORDING TO THE
ORIGINAL PLAT OF SAID CITY ON FILE AND OF RECORD IN THE OFFICE OF THE
AUDITOR OF SKAGIT COUNTY, WASHINGTON, AND 90.00 FEET EAST OF THE EAST
LINE OF COMMERCIAL AVENUE;

THENCE RUNNING SOUTH 180.00 FEET; THENCE RUNNING EAST 85.00 FEET;

THENCE RUNNING NORTH TO THE WEST LINE OF THE RIGHT OF WAY OF THE
SEATTLE AND MONTANA RAILWAY (NOW GREAT NORTHERN RAILROAD);

THENCE RUNNING NORTHWESTERLY ALONG THE SAID RIGHT OF WAY TO A POINT
DUE EAST OF THE PLACE OF BEGINNING; THENCE WEST TO THE POINT OF
BEGINNING.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF 18TH STREET, IF
PRODUCED EASTERLY FROM 18TH STREET AS SHOWN ON THE PLAT OF "CITY OF
ANACORTES", ACCORDING TO THE PLAT RECORDED IN VOLUME 2 OF PLATS,
PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND THE EAST LINE OF
COMMERCIAL AVENUE; THENCE NORTH ALONG THE EAST LINE OF COMMERCIAL
AVENUE, 63 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF 18TH
STREET PRODUCED, A DISTANCE OF 70.00 FEET; THENCE SOUTH PARALLEL WITH
THE EAST LINE OF COMMERCIAL AVENUE, 63.00 FEET TO THE NORTH LINE OF
18TH STREET PRODUCED; THENCE WEST ALONG THE NORTH LINE OF 18TH
STREET PRODUCED, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF ANACORTES BY
INSTRUMENT RECORDED MAY 12, 1999, UNDER SKAGIT COUNTY AUDITOR'S FILE
NO. 9905120020.

(THE ABOVE-DESCRIBED PROPERTY DELINEATED AS A PORTION OF THAT SURVEY
FILED IN VOLUME 15 OF SURVEYS, PAGES 45 AND 46, AND RECORDED DECEMBER

Exhibit "B"

1, 1993, UNDER AUDITOR'S FILE NO. 9312010077, ALL RECORDS OF SKAGIT COUNTY, WASHINGTON).

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

TOGETHER WITH:

LOTS 2 AND 3 OF ANACORTES SHORT PLAT NO. ANA 94-002, APPROVED NOVEMBER 28, 1994 AND RECORDED DECEMBER 8, 1994, UNDER AUDITOR'S FILE NO. 9412080088 IN VOLUME 11 OF SHORT PLATS, PAGE 154, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF GOVERNMENT LOT 2 IN SECTION 19, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M.

SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

Exhibit "B"

EXHIBIT "C"

MAP BEFORE BOUNDARY LINE ADJUSTMENT

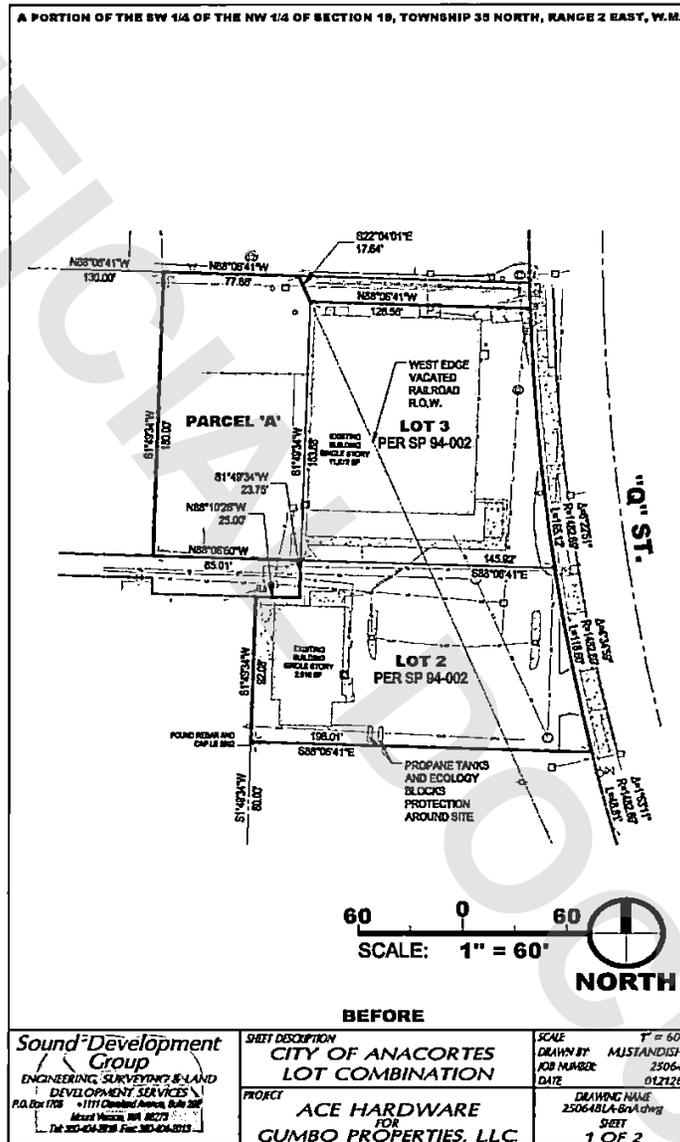


Exhibit "C"

EXHIBIT "D"
MAP AFTER BOUNDARY LINE ADJUSTMENT

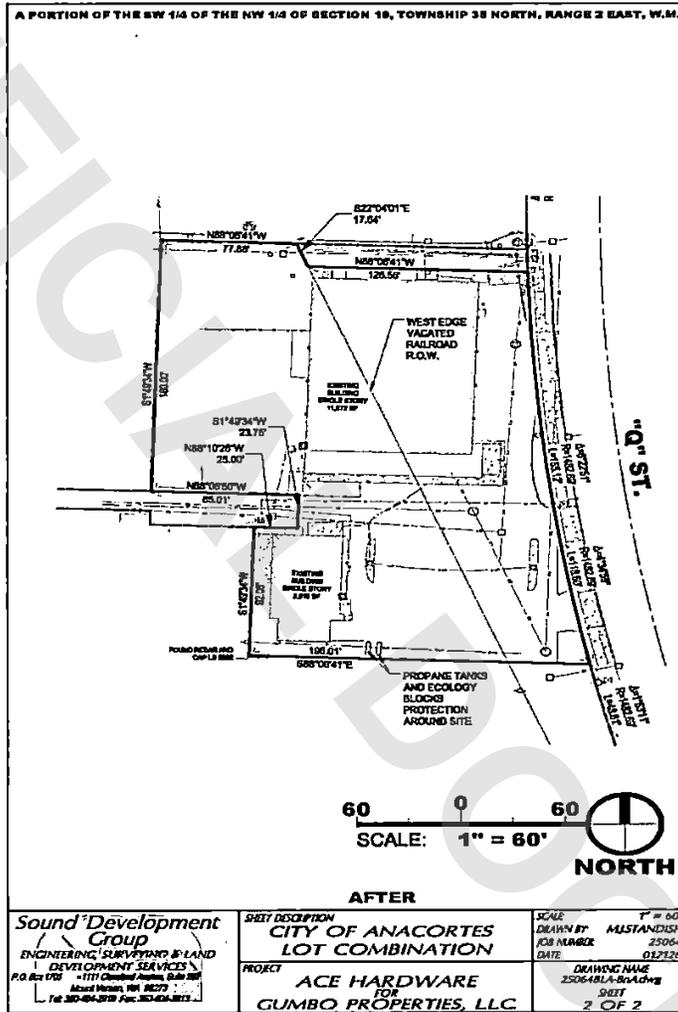


Exhibit "D"