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02/18/2026 03:21 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor, WA

When recorded return to:

James Hoole and Diana Cecchini
4250 133rd Avenue Southeast
Bellevue, WA 98006

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20260437

Feb 18 2026

Amount Paid \$6437.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Land Title and Escrow (B)
Reference: 60030073-352

THE GRANTOR(S)
Tiger Claw, LLC, a Washington Limited Liability Company

for and in consideration of
Ten Dollars and other valuable consideration (\$10.00)

in hand paid, conveys and warrants to
James Hoole, an unmarried person, and Diana Cecchini, an unmarried person, each as their separate property

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 5, Easy Street Cottages Unit Lot Subdivision

Tax Parcel Number(s): 6110-000-005-0000/P137132

Dated: 2/13/2026

Tiger Claw, LLC, a Washington Limited Liability Company

By: Randy Click
Randy Click, Sole Member

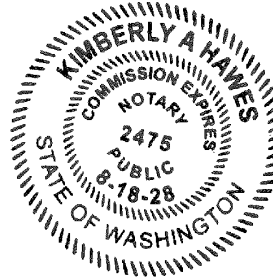
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 13th day of February, 2026, by Randy Click, Sole Member of Tiger Claw, LLC.

[Signature]
(Signature of Notary public)
Stamp

LEO
(Title of office)

My commission expires: August 18, 2028



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 3648 Commercial Avenue, Anacortes, WA 98221
Tax Parcel Number(s): 6110-000-005-0000/P137132

Property Description:

Lot 5, "Easy Street Cottages Unit Lot Subdivision," as per plat recorded under Auditor's File No. 202405290012, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.