

202602200032

02/20/2026 10:17 AM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor, WA

When recorded return to:

San Juan Aviation LLC
P.O. Box 1
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20260464

Feb 20 2026

Amount Paid \$31892.50
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 25-25150-KM

THE GRANTOR(S) **Malseed Property Management LLC, a Washington Limited Liability Company**

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

in hand paid, conveys, and warrants to **San Juan Aviation LLC, a Delaware Limited Liability Company as to 33% and 2900 T Ave. LLC, a Washington Limited Liability Company as to 67%**

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

Lot 15, ANACORTES INDUSTRIAL PARK ADDITION, according to the plat thereof recorded in Volume 10 of Plats, Pages 19-21, inclusive, 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 "A" attached hereto

Tax Parcel Number(s): P77994/4198-000-015-0007

Statutory Warranty Deed
LPB 10-05

Order No.: 25-25150-KM

Page 1 of 3

Dated: 1/27/26

Malseed Property Management LLC, a Washington Limited Liability Company

By: Allen H. Hodgson
Allen H. Hodgson, Personal Representative

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 27 day of January, 2026, by Allen H. Hodgson, Personal Representative of Malseed Property Management LLC.

[Signature]
(Signature of notary public)
Stamp

Notary
(Title of office)

My commission expires: 6/19/29

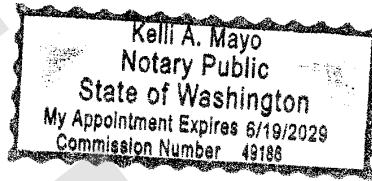


EXHIBIT A

25-25150-KM

9. Easement, including the terms, covenants, and provisions thereof, granted, created, or reserved by numerous instruments of record;

In favor of: The City of Anacortes

For: Underground sewers and appurtenances, water pipelines, and appurtenances, and any other public utilities

10. Terms, conditions, provisions, and covenants created pursuant to the City of Anacortes Urban Renewal Plan adopted January 28, 1966; Recorded: March 6, 1966 Auditor's No.: 711008, records of Skagit County, wa

11. 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 Anacortes Industrial Park Addition recorded May 23, 1972 as Auditor's File No. 768619.

12. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded on October 18, 1988, as Auditor's File No. 8810180034.

13. Municipal assessments, if any, levied by the City of Anacortes.

14. Unrecorded leaseholds, if any, rights of vendors and chattel mortgagees of personal property, and rights of tenants to remove trade fixtures at the expiration of term.

End of Exhibit A