

Return Address: James W. Minorchio
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Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20261598
Date 05/28/2026

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

BARGAIN AND SALE DEED

FIDALGO PROPERTIES LLC, a Washington limited liability company, Grantor, grants, bargains, sells, conveys and confirms to 17th STREET 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 20 day of May, 2026.

[Signature]
Robert G. Weeks, Manager

[Signature]
Annette M. Weeks, Manager

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

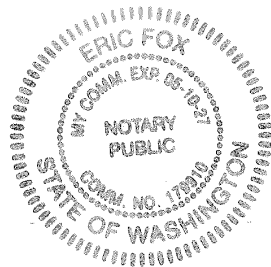
I certify that I know or have satisfactory evidence that Robert G. Weeks is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: May 20th 2026

(Seal or stamp)

[Signature]
Notary Signature
ERIC FOX

Print/Type Name
Notary Public in and for the State of
Washington, residing at Anacortes
My appointment expires 05-10-2027



STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Annette M. Weeks is the person who appeared before me, and said person 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.

DATED: May 20th 2026

(Seal or stamp)

Eric Fox
Notary Signature

ERIC FOX
Print/Type Name

Notary Public in and for the State of
Washington, residing at Anacortes

My appointment expires 05-10-2027

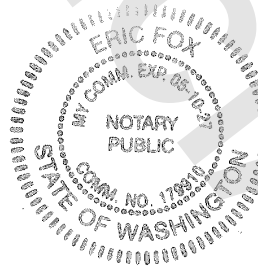


EXHIBIT A

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."