

When recorded return to:
Sakuma Properties, LLC
PO Box 705
Anacortes, WA 98221



Skagit County Auditor
12/5/2016 Page 1 of 4 1:43PM \$76.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620029187

CHICAGO TITLE
620029187

STATUTORY WARRANTY DEED

THE GRANTOR(S) Orca Investments LLC, a Washington Limited Liability Company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to
Sakuma Properties, LLC, a Washington limited liability company

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

PARCEL A:

The South 26.56 feet of the North 43.25 feet of the South 80 feet of Lots 11, 12 and 13, Block 21,
MAP OF THE CITY OF ANACORTES, according to the plat thereof recorded in Volume 2 of Plats,
pages 4 through 7, records of Skagit County, Washington;

Situated in Skagit County, Washington

PARCEL B:

An easement for road purposes over, across and upon the East 6 feet of the North 36.69 feet of
Lot 13, Block 21, MAP OF THE CITY OF ANACORTES, according to the plat thereof recorded in
Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington, as established by
instrument recorded August 4, 1972, under Auditor's File No. 772125, records of Skagit County,
Washington;

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P54987 / 3772-021-013-0308

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

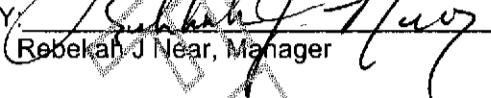
20165498
DEC 05 2016

Amount Paid \$ 7,123.22
Skagit Co. Treasurer
By *M. M.* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: December 1, 2016

Orca Investments LLC, a Washington
Limited Liability Company

BY: 
Rebekah J Near, Manager

ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:
Statutory Warranty Deed

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Rebekah J Near is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Manager of Orca Investments LLC, a Washington Limited Liability Company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 12/2/16

Martin E. Lehr

Name: Martin E. Lehr
Notary Public in and for the State of WA
Residing at: La Conner
My appointment expires: 2-9-19



EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Douglass Allmond
Purpose: Ingress and egress to run with the land
Recording Date: September 28, 1925
Recording No.: 187686
Affects: The East 6 feet of said premises
2. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document
Recording Date: August 4, 1972
Recording No.: 772125
3. Terms, covenants and provisions of the easement referred to in Parcel B of Exhibit "A" and the effect of any failure to comply with such terms, covenants and provisions.
4. Unrecorded leasehold interests, rights of tenants and parties in possession, rights of vendors to remove trade fixtures and rights of those parties secured under the Uniform Commercial Code, if any.
5. Assessments, if any, levied by City of Anacortes.
6. City, county or local improvement district assessments, if any.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year