

When recorded return to:
Jamanthony LLC, a Washington limited liability
company
6112 NE 154th Street
Kenmore, WA 98028

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4228

Oct 15 2020

Amount Paid \$2405.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
020044147

Escrow No.: 620044147

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gregory S. McKee and Jeff Wilson, Personal Representatives for the Estate of Billie V. McKee and Jeff Wilson and Gregory S. McKee as Personal Representatives for the Estate of Don L. McKee

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Jamanthony LLC, a Washington limited liability company

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

Lots 17, 18, 19 and 20, Block 30, BEALE'S MAPLE GROVE ADDITION TO THE CITY OF ANACORTES, according to the plat thereof, recorded in Volume 2 of Plats, page 19, records of Skagit County, Washington.

TOGETHER WITH that portion of "V" Avenue, adjacent thereto, as vacated by the City of Anacortes Ordinance 2502, recorded under Auditor's File No. 200001200075.

Situated in Skagit County, State of Washington.

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

Tax Parcel Number(s): P125303 / 3775-030-018-0000, P56757 / 3775-030-020-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 8, 2020

Estate of Bille V. McKee

BY: [Signature]
Gregory S. McKee
Personal Representative

BY: _____
Jeff Wilson
Personal Representative

Estate of Don L. McKee

BY: _____
Jeff Wilson
Personal Representative

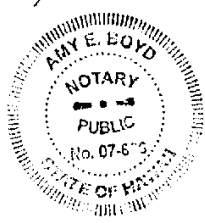
BY: [Signature]
Gregory S. McKee
Personal Representative

State of HI
County of Maui

I certify that I know or have satisfactory evidence that Gregory S. McKee

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 Personal Representative of Bille V. McKee Estate to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

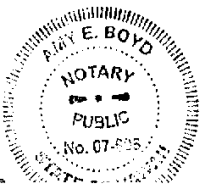
Dated: 10/9/2020



[Signature]
Name: AMY E. BOYD
Notary Public in and for the State of HI
Residing at: Lahaina HI 96761
My appointment expires: Nov. 25, 2023

Statutory Warranty Deed (LPB 10-05)
WA0000816.doc / Updated: 09-28-19 Page 2

Doc. Date: 10/18/2020 # Pages: 5
Amy E. Boyd Second Circuit
Doc. Description: Statutory Warranty Deed
[Signature]
Notary Signature Date: 10/19/2020



WA-CT-FNRV-02150.620019-620044147

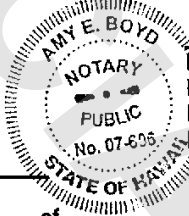
STATUTORY WARRANTY DEED
(continued)

State of Hawaii
County of Mauai

I certify that I know or have satisfactory evidence that Gregory S. McKee

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 Personal Representative of Don L. McKee Estate to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10/9/2020



Amy E. Boyd
Name: AMY E. BOYD
Notary Public in and for the State of HI
Residing at: Lahaina, HI 96761
My appointment expires: Nov. 25, 2023

State of _____
of _____

I certify that I know or have satisfactory evidence that _____

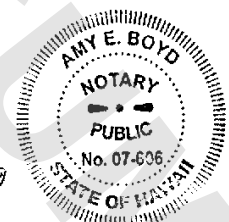
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Personal Representative of _____ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

Doc. Date: 10/8/2020 # Pages: 5
Amy E. Boyd Second Circuit
Doc. Description: Statutory Warranty Deed

Amy E. Boyd 10/9/2020
Notary Signature Date



NOTARY CERTIFICATION

STATUTORY WARRANTY DEED
(continued)

Dated: October 8, 2020

Estate of Billie V. McKee

BY: _____
Gregory S. McKee
Personal Representative

BY: Jeff M. Wilson
Jeff Wilson
Personal Representative

Estate of Don L. McKee

BY: Jeff M. Wilson
Jeff Wilson
Personal Representative

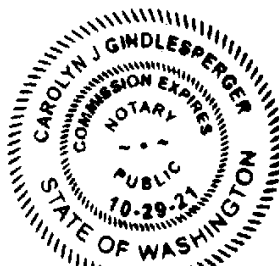
BY: _____
Gregory S. McKee
Personal Representative

State of Washington
County of King

I certify that I know or have satisfactory evidence that Jeff Wilson

~~(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 Personal Representative of Billie V McKee to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10/13/2020



Carolyn J. Gindlesperger
Name: _____
Notary Public in and for the State of Washington
Residing at: Kent
My appointment expires: 10-29-21

STATUTORY WARRANTY DEED
(continued)

State of Washington
County of King

I certify that I know or have satisfactory evidence that Jeff Wilson

~~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 Personal Representative of Don L. Ricker to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10/13/2020



Q
Name: Carolyn J. Gindlesperger
Notary Public in and for the State of Washington
Residing at: Ken
My appointment expires: 10-29-21

State of _____

I certify that I know or have satisfactory evidence that _____

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 Personal Representative of _____ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, 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 on BEALE'S MAPLE GROVE ADDITION TO ANACORTES:

Recording No: Volume 2, Page 19

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, 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 on Survey:

Recording No: 9903120001

3. Ordinance No. 2502 and the terms and conditions thereof:

Recording Date: January 20, 2000

Recording No.: 200001200075

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, 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 on Survey:

Recording No: 200612010099

5. City, county or local improvement district assessments, if any.
6. Assessments, if any, levied by City of Anacortes.