

When recorded return to:
Steven Frederick Rice
Sunlight Development Holdings, LLC
2001 12th Street
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-415
Jan 29 2021
Amount Paid \$2725.00
Skagit County Treasurer
By Chelsea Stalcup Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620045210

CHICAGO TITLE
620045210

STATUTORY WARRANTY DEED

THE GRANTOR(S) David S Limber, Trustee of The Limber Living Trust, dated July 10, 2000
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Sunlight Development Holdings, LLC, a Washington limited
liability company

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

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

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

Ptn. of "F" Avenue between Blocks 3 and 6, Davis First to Anacortes

Tax Parcel Number(s): P121906 / 3785-006-003-0100

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: January 15, 2021

The Limber Living Trust, dated July 10, 2000

BY: David S. Limber
David S. Limber
Trustee

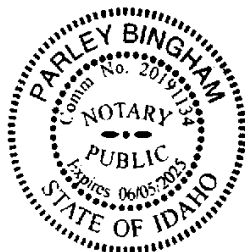
State of IDAHO

County of ADA

I certify that I know or have satisfactory evidence that DAVID S. LIMBER

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 Trustee of the Limber Living Trust, dated July 10, 2000 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: JANUARY 16, 2021



Parley Bingham
Name: Parley Bingham
Notary Public in and for the State of IDAHO
Residing at: ADA COUNTY, ID
My appointment expires: _____

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P121906 / 3785-006-003-0100

PARCEL A:

The West Half of F Avenue, as vacated under Ordinance No. 2326 and recorded October 24, 1994, under Auditor's File No. 9410240089, records of Skagit County, Washington, abutting Lot 1, Block 6, DAVIS' FIRST ADDITION TO THE CITY OF ANACORTES, according to the plat thereof recorded in Volume 3 of Plats, page 49, records of Skagit County, Washington.

Situated in Skagit County, Washington

PARCEL B:

The East Half of F Avenue, as vacated under Ordinance No. 2326 and recorded October 24, 1994, under Auditor's File No. 9410240089, records of Skagit County, Washington, abutting Lot 10, Block 3, DAVIS' FIRST ADDITION TO THE CITY OF ANACORTES, according to the plat thereof recorded in Volume 3 of Plats, page 49, records of Skagit County, Washington.

EXCEPT the Easterly 5-feet thereof as delineated on Survey recorded under Skagit County Auditor's File No. 200407260004, records of Skagit County, Washington.

Situated in Skagit County, Washington

EXHIBIT "B"
Exceptions

1. Public or private easements over vacated streets as reserved in Ordinance No. 2326.
2. Reservation of easement for ingress and egress over the West 44.5 feet of the North 20.59 feet as disclosed by Survey recorded July 26, 2004, under Recording No. 200407260004, records of Skagit County, Washington.
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Anacortes
Purpose: To construct, maintain, etc. an underground and/or lateral sewers, etc. with full right of ingress and egress to perform any and all work incident to the above named purposes
Recording Date: November 15, 1961
Recording No.: 614527
4. Encroachment of Walnut Tree on to Easterly boundary as disclosed by Survey recorded July 26, 2004, under Recording No. 200407260004, records of Skagit County, Washington.
5. Assessments, if any, levied by Anacortes.
6. City, county or local improvement district assessments, if any.