

When recorded return to:

Nettle Lane- The Platt LLC
1003 4th street
Anacortes, WA 98221

STATUTORY WARRANTY DEED

GNW 21-10014

THE GRANTOR(S) Platt Building Properties LLC, a Washington Limited Liability Company,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Nettle Lane- The Platt LLC, a Washington Limited Liability Company

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description:

Ptn. Lots 1 through 5, Block 33, MAP OF THE CITY OF ANACORTES

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

Tax Parcel Number(s): P55048/3772-033-005-0105

Dated: April 12, 2021

Platt Building Properties LLC, a Washington Limited Liability Company

By: [Signature]
Stephen Peterson, Member

By: _____
Teresa L. Alvanos, Member

By: _____
Donald Peterson, Co-Trustee of the Live Oak Trust, Member

By: _____
Vicki L. McManus, co-Trustee of the Live Oak Trust, Member

**Signed in counterparts.*

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-1603
Apr 15 2021
Amount Paid \$28242.50
Skagit County Treasurer
By Heather Beauvais Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 21-10014-KS

Dated: _____

Platt Building Properties LLC, a Washington Limited Liability Company

By: _____
Stephen Peterson, Member

By: *Teresa L. Alvanos* 4-8-21
Teresa L. Alvanos, Member

By: _____
Donald Peterson, Co-Trustee of the Live Oak Trust, Member

By: _____
Vicki L. McManus, co-Trustee of the Live Oak Trust, Member

STATE OF
COUNTY OF

I certify that I know or have satisfactory evidence Stephen Peterson is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated he is authorized to execute this instrument and is Member of Platt Building Properties LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: _____ day of April, 2021

Signature

Title

My appointment expires: _____

Statutory Warranty Deed
LPB 10-05


Order No.: 21-10014-KS

Dated: _____

Platt Building Properties LLC, a Washington Limited Liability Company

By: _____
Stephen Peterson, Member

By: _____
Teresa L. Alvanos, Member

By:  _____
Donald Peterson, Co-Trustee of the Live Oak Trust, Member

By:  _____
Vicki L. McManus, co-Trustee of the Live Oak Trust, Member

STATE OF
COUNTY OF

I certify that I know or have satisfactory evidence Stephen Peterson is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated he is authorized to execute this instrument and is Member of Platt Building Properties LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: ____ day of April, 2021

Signature

Title

My appointment expires: _____

Statutory Warranty Deed
LPB 10-05

Order No.: 21-10014-KS

STATE OF
COUNTY OF

I certify that I know or have satisfactory evidence Stephen Peterson is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated he is authorized to execute this instrument and is Member of Platt Building Properties LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 12 day of April, 2021

Dorothy Mann
Signature

NOTARY
Title

My appointment expires: 09/08/2023



STATE OF
COUNTY OF

I certify that I know or have satisfactory evidence Teresa L. Alvanos is the person who appeared before me and said person acknowledged that she signed this instrument, on oath stated she is authorized to execute this instrument and is Member of Platt Building Properties LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: ____ day of April, 2021

Signature

Title

My appointment expires: _____

Statutory Warranty Deed
LPB 10-05

Order No.: 21-10014-KS

STATE OF
COUNTY OF

I certify that I know or have satisfactory evidence Teresa L. Alvanos is the person who appeared before me and said person acknowledged that she signed this instrument, on oath stated she is authorized to execute this instrument and is Member of Platt Building Properties LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 8th day of April, 2021

Sharon
Signature

Notary
Title



My appointment expires: 01/06/2023

Statutory Warranty Deed
LPB 10-05

Order No.: 21-10014-KS

STATE OF HAWAII
COUNTY OF HAWAII

I certify that I know or have satisfactory evidence Donald Peterson is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated he is authorized to execute this instrument and is Trustee of The Live Oak Trust to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 8th day of April, 2021

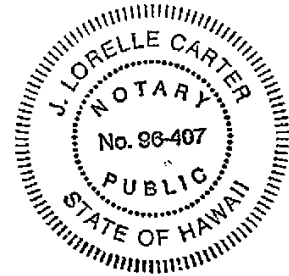
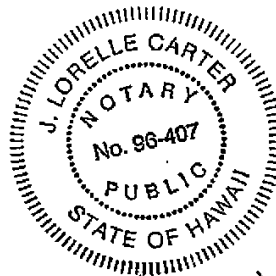
J. Lorelle Carter
Signature

J. Lorelle Carter

Notary Public

Title

My Commission Expires July 18, 2024



Doc. Date: 4/8/2021 #Pages: 9
Name: J. Lorelle Carter - Third Circuit
Doc. Description: Statutory

Warranty Deed

J. Lorelle Carter 4/8/2021
Notary Signature Date

STATE OF HAWAII
COUNTY OF HAWAII

NOTARY CERTIFICATION

I certify that I know or have satisfactory evidence Vicki L. McManus is the person who appeared before me and said person acknowledged that she signed this instrument, on oath stated she is authorized to execute this instrument and is Trustee of The Live Oak Trusts to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 8th day of April, 2021

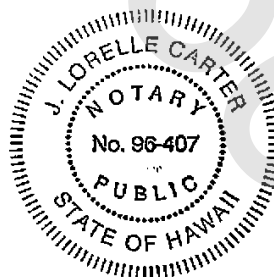
J. Lorelle Carter
Signature

J. Lorelle Carter

Notary Public

Title

My Commission Expires July 18, 2024



Statutory Warranty Deed
LPB 10-05

Order No.: 21-10014-KS

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 402 Commercial Avenue, Anacortes, WA 98221

Tax Parcel Number(s): P55048/3772-033-005-0105

Property Description:

The North 60.17 feet of Lots 1 to 4, inclusive, and the North 60.17 feet of the East 5 feet of Lot 5, Block 33, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON", according to the plat thereof recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

Situated in Skagit County, Washington.

**Statutory Warranty Deed
LPB 10-05**

Order No.: 21-10014-KS

EXHIBIT B
21-10014-KS

1. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Map of the City of Anacortes

Recorded: July 3, 1891

Auditor's No.: Volume 2 of Plats, Pages 4 through 7

2. RESERVATION CONTAINED IN INSTRUMENT

Executed by: William V. Wells, Verna W. Wells, and John A. Wells

Recorded: July 6, 1961

Auditor's No.: 609599, Vol. 317, page 307

As Follows:

"Subject to the reservation by the grantors of an undivided ½ interest in and to the South wall of the building upon the real property hereinabove described for support of improvements on real estate belonging to the grantors and lying immediately South of the above described real estate, so as to constitute said wall as a party wall for the improvements on the property herein conveyed and for improvements upon property retained by the grantors."

3. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company, a Washington corporation

Dated: July 29, 1991

Recorded: August 9, 1991

Auditor's No.: 9108090092

Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.

Affects: The North 20 feet of the West 20 feet of the above described property