

AFTER RECORDING MAIL TO:

**Brian Gentry , Manager
504 E. Fairhaven Ave.
Burlington, WA 98233**

**Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 02-183987-OE**

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-2376
May 28 2021
Amount Paid \$8005.00
Skagit County Treasurer
By Heather Beauvais Deputy

Statutory Warranty Deed

THE GRANTOR Walter F. Childress, Trustee of the Walter and Sharon Childress Revocable Living Trust, UTD 01-02-03 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to LG ANACORTES, LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington.

Lot 76, "ANACO BEACH, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington.

TOGETHER WITH that portion of vacated public right-of-way adjacent thereto on the North, which upon vacation, attached to said premises by operation of law,

EXCEPT that portion of said Lot 76 and vacated public right of way, described as follows:

Commencing at the Northwest corner of said PLAT OF ANACO BEACH;
thence North 89°29'16" East along the North boundary of said plat (plat bearing = North 88°15'30" East) a distance of 242.34 feet to the Northwest corner of said vacated street, being also the true point of beginning;
thence South 0°30'44" East a distance of 60.46 feet;
thence North 35°04'18" East a distance of 74.34 feet to the North line of said Plat;
thence South 89°29'16" West a distance of 43.26 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 02-183987-OE.

Abbreviated Legal: Ptn Lot 76, Anaco Beach, Skagit County
Tax Parcel Number(s): 3858-000-076-0006, P61878

Dated MAY 24, 2021

Childress Revocable Living Trust

Walter F. Childress
By: Walter F. Childress, Trustee

STATE OF California }
COUNTY OF _____ } SS:

I certify that I know or have satisfactory evidence that Walter F. Childress is the person who appeared before me, and said person acknowledge he signed this instrument, on oath stated he is authorized to execute the instrument and acknowledge that as the Trustee of Childress Revocable Living Trust to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: _____ see attached

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

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

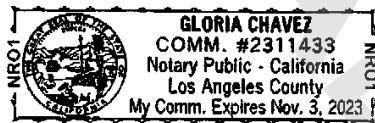
State of California }
County of Los Angeles }

On May 24, 2021 before me, Gloria Chavez, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Walter F. Childress
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature [Handwritten Signature]
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 5-24-21 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____

Partner – Limited General Partner – Limited General

Individual Attorney in Fact Individual Attorney in Fact

Trustee Guardian or Conservator Trustee Guardian or Conservator

Other: _____ Other: _____

Signer is Representing: _____ Signer is Representing: _____