

When recorded return to:

James W. Knight and Janice K. Knight
4204 Osprey Lane
Anacortes, WA 98221

LAND TITLE & ESCROW
Order No. 201216-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Padilla Heights Properties, LLC, a Washington Limited Liability Company, as to an undivided 25.0% interest and in Gayle Gildnes, Trustee of the Olaf A. Gildnes Residuary Trust, UWD March 22, 1994, as to an undivided 75% interest**

for and in consideration of TWO HUNDRED FIFTY THOUSAND AND 00/100 Dollars
(\$250,000.00)

in hand paid, conveys, and warrants to **James Knight and Janice Knight, husband and wife**

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

For Full Legal See Attached "Exhibit A"

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown Land Title Company's Preliminary Commitment No. 201216-LT.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-3056
Jul 06 2021
Amount Paid \$4005.00
Skagit County Treasurer
By Heather Beauvais Deputy

Abbreviated Legal: (Required if full legal not inserted above.)
Lot C, BLA #201510080086 (ptn Lots 67-69, Anaco Beach

Tax Parcel Number(s): 3858-000-068-0400/P121953

Dated: July 2, 2021

Padilla Heights Properties, LLC, a Limited Liability Company

By: *[Signature]*
Michael J. Spink, Member

By: *[Signature]*
Anne M. Spink, Member

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Michael J. Spink and Anne M. Spink are the persons who appeared before me, and said person acknowledged that they signed this instrument as Members of Padilla Heights Properties, LLC and acknowledged it in their authorized capacity to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 2nd day of July, 2021

Shelley L. Nevitt
Signature

Notary
Title

My appointment expires: 6-19-2023



Dated: July 2, 2021

Gildnes Residuary Trust

By: Gayle Gildnes
Gayle Gildnes, Trustee

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Gayle Gildnes, Trustee of Gildnes Residuary Trust is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 2nd day of July, 2021

Shelley L. Nevitt
Signature

Notary
Title

My appointment expires: 6-19-2023

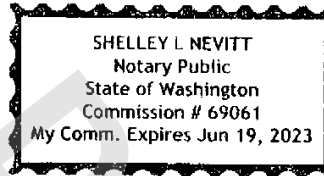


Exhibit A

That portion of the Marine Point Short Plat No. ANA-04-009, approved August 20, 2004, recorded August 25, 2004 under Auditor's File No. 200408250062, also being a portion of Lots 67, 68, and 69 "Anaco Beach, Skagit County, Washington", as per plat recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington and also being in a portion of the Southeast 1/4 of Section 27, Township 35 North, Range 1 East, W.M., being more particularly described as follows:

BEGINNING at the most Southerly corner of Lot 2 of that certain Boundary Line Adjustment map recorded under Skagit County Auditor's File No. 200403020078, also being the Westerly most corner of Lot A of Marine Point Short Plat No. ANA-04-009;
thence North 32°07'33" East along the Westerly line of said Marine Point Short Plat No. ANA-04—009 for a distance of 110.67 feet to the TRUE POINT OF BEGINNING;
thence North 40°25'25" West for a distance of 42.30 feet;
thence North 50°44'17" East for a distance of 102.86 feet, more or less, to the Northwest corner of Lot C of said Marine Point Short Plat No. ANA-04-009, also being the Southwest corner of Lot 5, City of Anacortes Short Plat No. ANA-08-001, as per Short Plat recorded under Skagit County Auditor's File No. 201001200001;
thence South 57°58'11" East along the North line of said Lot C, also being the Southerly lines of Lots 5 and 6 said Short Plat No. ANA-08-001, for a distance of 71.09 feet to an angle point on said line;
thence North 81°49'00" East for a distance of 31.33 feet, more or less, to the Northeast corner of said Lot C, Marine Point Short Plat No. ANA-04-009, also being the Southeast corner of said Lot 6, Short Plat No. ANA-08-001, and being on the Westerly right-of-way margin of Marine Drive;
thence South 8°11'00" West along said Westerly right-of-way margin for a distance of 70.95 feet to the Southeast corner of Lot C Boundary Line Adjustment map recorded under Skagit County Auditor's File No. 200708080107;
thence North 75°00'51" West along said South line of Lot C, Boundary Line Adjustment map recorded under Auditor's File No. 200708080107 for a distance of 128.08 feet (called 128.07 feet on previous survey), more or less, to a point on the Westerly line of said Marine Point Short Plat No. ANA-04-009 at a point bearing North 28°13'01" East from the TRUE POINT OF BEGINNING;
thence South 28°13'01" West along said Westerly line for a distance of 20.46 feet, more or less, to the true point of beginning.

(Also known as Lot C, Survey recorded under Skagit County Auditor's File No. 201510080086.)

Situate in the County of Skagit, State of Washington.