

**When recorded return to:**  
Daniel Goertz and Tanika Ladd  
2001 12th Street  
Anacortes, WA 98221

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620049885

**CHICAGO TITLE CO.**  
*620049885*

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Sunlight Development Holdings LLC, a Washington limited liability company for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Daniel Goertz and Tanika Ladd, a married couple

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, ABUTTING LT(S) 1 & 10, BLK 6, DAVIS' FIRST ADDN

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

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5860

Dec 22 2021

Amount Paid \$12259.20  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: December 14, 2021

Sunlight Development Holdings LLC

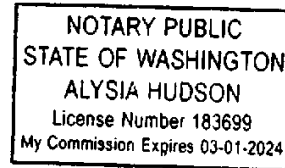
BY: *Steven Frederick Rice*  
Steven Frederick Rice  
Manager

State of Washington  
County of Skagit

This record was acknowledged before me on 12.20.2021 by Steven Frederick Rice as Manager of Sunlight Development Holdings LLC, a Washington limited liability company.

*Alysia Hudson*  
(Signature of notary public)

Notary Public in and for the State of Washington  
Residing at: Arlington  
My commission expires 03.01.2024



**EXHIBIT "A"**  
Legal Description

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

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**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.

**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.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Public or private easements over vacated streets as reserved in Ordinance No. 2326.
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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: 200407260004

A release of Easement was recorded Nov. 4th, 2021 under auditors file number 202111040052.

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