

When recorded return to:

PJC Properties LLC  
10605 Southeast 2nd Street  
Vancouver, WA 98664

GNW 22-15102

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Terry L. Tyson and Sheri L. Tyson, a married couple,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to PJC Properties 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. Lot 5, all of Lots 6 and 7, Block 4, Hensler's First Add.

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): P57327/3794-004-007-0009

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20222429

Jun 10 2022

Amount Paid \$14235.00  
Skagit County Treasurer  
By Lena Thompson Deputy

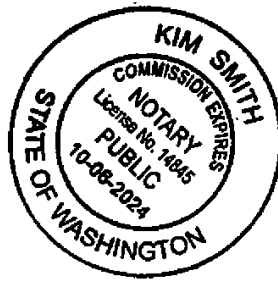
Statutory Warranty Deed  
LPB 10-05

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Dated: June 1, 2022

[Signature]  
Terry L. Tyson  
[Signature]  
Sheri L. Tyson



STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Terry L. Tyson and Sheri L. Tyson are the persons who appeared before me and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Kim Smith  
Signature

Notary  
Title

My appointment expires: 10-6-2024

**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 2517 Commercial Avenue, Anacortes, WA 98221  
Tax Parcel Number(s): P57327/3794-004-007-0009

**Property Description:**

Lot 5, EXCEPT the North 2.5 feet thereof, and all of Lots 6 and 7, Block 4, "PLAT OF HENSLER'S FIRST ADDITION TO THE CITY OF ANACORTES", as per plat recorded in Volume 3 of Plats, page 46, records of Skagit County, Washington

Statutory Warranty Deed  
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**EXHIBIT B**

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10. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Plat of Henster's First Addition to the City of Anacortes recorded as Auditor's File No. 52646.

Statutory Warranty Deed  
LPB 10-05

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