

When recorded return to:

C & J Wilkerson, LLC
23460 Hoogdal Road
Sedro Woolley, WA 98284

GNW 22-17286

STATUTORY WARRANTY DEED

THE GRANTOR(S) Wesley A. Anderson and Rita F. Anderson, husband and wife,

for and in consideration of ten dollars and other valuable consideration, as part of an IRS 1031 Tax
Deferred Exchange

in hand paid, conveys, and warrants to 910 26th ST 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:

Lots 16 & 17, Block 4, HENSLER'S FIRST ADD. TO 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): P57332/3794-004-017-0007

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20235118

Jan 06 2023

Amount Paid \$7424.84

Skagit County Treasurer

By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

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Dated: 12-15-2022

Wesley A. Anderson
Wesley A. Anderson

Rita F. Anderson
Rita F. Anderson

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Wesley A. Anderson and Rita F. Anderson are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntay act for the uses and purposes mentioned in this instrument.

Michele Carney
Signature

Notary
Title

My commission expires: May 16, 2026

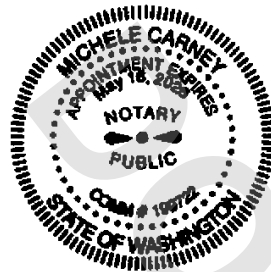


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 910 26th Street, Anacortes, WA 98221
Tax Parcel Number(s): P57332/3794-004-017-0007

Property Description:

Lots 16 and 17, Block 4, PLAT OF HENSLER'S FIRST ADDITION TO ANACORTES, as per plat recorded in Volume 3 of Plats, page 46, records of Skagit County.

Situate in the County of Skagit, State of Washington.

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EXHIBIT B

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10. 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: Hensler's First Addition to the City of Anacortes

Recorded: June 27, 1905

Auditor's No.: 52646 (Vol. 3 of Plats, Page 46)

Statutory Warranty Deed
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