

WHEN RECORDED, RETURN TO:

JK Law Group, Inc.
11555 SE 8th St. Ste.120
Bellevue, WA 98004

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20238424
Oct 17 2023
Amount Paid \$11520.00
Skagit County Treasurer
By Kaylee Oudman Deputy

GNW 23-18790

STATUTORY WARRANTY DEED

^{*W} **Jon Prigg** and ^{*R} **Chom Prigg, a married couple**, GRANTOR, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, to it/her/him/them in hand paid, conveys and warrants to **Ajooni Properties LLC, a Washington limited liability company**, GRANTEE, the following described real estate, situated in the County of Skagit, State of Washington:

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

See attached Exhibit A.

Abbreviated Legal:

Section 7, Township 35 North, Range 11 East; Ptn. Gov. Lot 11

Tax Parcel No. P45913/351107-3-027-0404 & P45929/351107-3-042-0009

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof, SUBJECT only to the covenants, conditions, and restrictions of record.

DATED this 16th day of October, 2023

Deed - 1

GRANTORS:

By: [Signature]
Jon Prigg
*W

By: [Signature]
Chom Prigg
*R

State of Washington)
) ss.
County of King)

I certify that I know or have satisfactory evidence that Jon Prigg is the person who appeared before me, a Notary Public in and for the State of Washington duly commissioned and sworn, and acknowledged that she executed the within and foregoing instrument, and acknowledged the instrument to be the free and voluntary act and deed for the uses and purposes therein mentioned, and on oath stated that affiant is authorized to execute said instrument on behalf of the company.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal this 16th day of October, 2023.



[Signature]
Notary Public in and for the
State of Washington
Residing at Bellevue
Commission expires 6/5/25
Print Name Wangjin Kim


State of Washington)
) ss.
County of King)

*R

I certify that I know or have satisfactory evidence that **Chom Prigg** is the person who appeared before me, a Notary Public in and for the State of Washington duly commissioned and sworn, and acknowledged that she executed the within and foregoing instrument, and acknowledged the instrument to be the free and voluntary act and deed for the uses and purposes therein mentioned, and on oath stated that affiant is authorized to execute said instrument on behalf of the company.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal this 16th day of October, 2023.





Notary Public in and for the
State of Washington
Residing at Bellevue
Commission expires 6/5/25
Print Name Wangjin Kim

Exhibit A

The Land referred to herein below is situated in the County of Skagit, State of Washington, and is described as follows:

That portion of Government Lot 11, Section 7, Township 35 North, Range 11 East, W.M., described as follows:

Beginning 1588 feet East of the Southwest corner of said Section 7;
thence North 132.5 feet along the Westerly line of that certain tract described in Quit Claim Deed to Louis A. Wright and Anna Wright, husband and wife, dated October 16, 1922 and recorded under Auditor's File No. 159898 to the Northwest corner thereof;
thence continue North 15.00 feet along the West line of that certain tract described in Statutory Warranty Deed to C. Ernest Greene and Jewell C. Greene, husband and wife, recorded under Auditor's File No. 767381 to the Northwest corner thereof;
thence East 12.45 feet along the North line of said Greene Tract;
thence North 252.50 feet to the South line of that certain tract conveyed to Marblemount Community Club, Inc. Recorded under Auditor's file No. 537800;
thence West 154.52 feet along the South line of said Marblemount Community Club tract to the Northeast corner of that certain tract described in Quit Claim Deed to Sadie E. Curry, as her separate property, under Auditor's File No. 750814;
thence South 250.00 feet along the East line of that certain tract to the Southeast corner thereof;
thence West 21.80 feet along the South line of said Curry tract to the Northwest corner of that certain tract described in Quit Claim Deed to Otto Peterson, under Auditor's File No. 434253;
thence South 250.00 feet along the West line of said Peterson tract to a point which bears West 163.87 feet from the point of beginning;
thence East 163.87 feet to the true point of beginning.

EXCEPT State road right of way.

Situate in the County of Skagit, State of Washington_

PARCEL "B":

That portion of Government Lot 11, Section 7, Township 35 North, Range 11 East, W.M., described as follows:

Beginning at the Southwest corner of said Government Lot 11;
thence North 1°10'40" East 250 feet;
thence South 88°49'20" East 128.2 feet to the West line of that certain tract of land conveyed to Otto Peterson by Deed recorded under Auditors File No. 434253;
thence South 1°10'40" West 250 feet;
thence West along the South line of said Government Lot 11 to the point of beginning,

EXCEPT the Westerly 15 feet as conveyed to Patrick Lyons, et ux by deed recorded March 3, 1999, under Auditor's File No. 9903030120

AND EXCEPT roads.

Situate in the County of Skagit, State of Washington.

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