

When recorded return to:
Richard Alan McCabe and Jodi Lee McCabe
12977 Maple Ave
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20249388
Jan 22 2024
Amount Paid \$2445.00
Skagit County Treasurer
By Candi Newcombe Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620055540

Escrow No.: 620055540

STATUTORY WARRANTY DEED

THE GRANTOR(S) Freedom Quest Trust, by it's Trustee, Cockatoo Private Family Trust Company LLC, by it 's Manager, Lu Ji

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Richard Alan McCabe and Jodi Lee McCabe, 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 GOVT LT 2, SEC. 22-35-1E, W.M., AKA LT 2, BLA NO. BLA-2021-0016, REC. NO. 202111040147

Tax Parcel Number(s): P31573 / 350122-0-006-0105

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: Jan 22, 2024

Freedom Quest Trust

BY: [Signature] manager, Cockatoo PTC LLC, Trustee, Freedom Quest T
by it's Trustee, Cockatoo Private Family Trust Company LLC, by it's Manager, Lu Ji Trust

State of WASHINGTON

County of Snohomish

This record was acknowledged before me on JANUARY 22, 2024 by Lu Ji as manager of the Cockatoo Private Family Trust Company, LLC Trustee, Freedom Quest Trust

[Signature]
(Signature of notary public)

Notary Public in and for the State of WA
My appointment expires: 4-29-2025

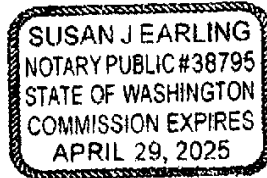


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P31573 / 350122-0-006-0105

THE WEST 4.83 FEET OF THE FOLLOWING DESCRIBED PARCEL:

ALL THAT PORTION OF GOVERNMENT LOT 2 OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 2;
THENCE SOUTH 88°58'35" EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION, 925.62 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 30°25'07" WEST A DISTANCE OF 186.837 FEET TO A POINT ON THE SOUTHEAST RIGHT OF WAY LINE OF 3RD STREET;
THENCE NORTH 58°30'24" EAST ALONG SAID RIGHT OF WAY A DISTANCE OF 164.38 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE WEST LINE OF THE PLAT OF "BARING ADDITION TO ANACORTES, WASH.", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 20, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE SOUTH 0°45'02" WEST ALONG SAID WEST LINE A DISTANCE OF 247.77 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID GOVERNMENT LOT 2;
THENCE NORTH 88°58'36" WEST ALONG SAID SOUTH LINE A DISTANCE OF 42.33 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT ALL THAT PORTION THEREOF LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 2;
THENCE SOUTH 88°58'35" EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION 925.62 FEET;
THENCE NORTH 30°25'07" WEST A DISTANCE OF 76.837 FEET TO THE SOUTHWESTERLY CORNER OF THAT CERTAIN TRACT PREVIOUSLY CONVEYED TO GERALD J. FRISKE AND LEONA M. FRISKE, HUSBAND AND WIFE, BY DEED RECORDED UNDER AUDITOR'S FILE NO. 8010020017, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND THE TRUE POINT OF BEGINNING OF SAID LINE;
THENCE NORTH 58°30'24" EAST ALONG THE SOUTH LINE OF SAID FRISKE TRACT AND NORTHEASTERLY EXTENSION THEREOF TO AN INTERSECTION WITH A LINE DRAWN FROM AN INTERSECTION OF THE NORTH LINE OF LOT 17, BLOCK 1907, "BARING ADDITION TO ANACORTES, WASH.", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 20, RECORDS OF SKAGIT COUNTY, WASHINGTON, TO A POINT ON THE SOUTH LINE OF SAID LOT 17 WHICH IS 24 FEET FROM THE SOUTHEASTERLY CORNER THEREOF, AND TERMINUS OF SAID LINE.

TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 2 AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., AND ALSO THAT PORTION OF THE VACATED PLAT OF "BARING ADDITION TO ANACORTES, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 20, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 2;
THENCE SOUTH 88°58'35" EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION FOR A DISTANCE OF 925.62 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF PARCEL "C"

EXHIBIT "A"
Legal Description
(continued)

OF THAT CERTAIN PARCEL CONVEYED TO STEPHEN C. ROBSAHM AS TRUSTEE OF THE ROBSAHM FAMILY TRUST BY DEED RECORDED UNDER SKAGIT COUNTY AUDITORS FILE NO. 9401130011 AND BEING THE TRUE POINT OF BEGINNING;
THENCE CONTINUE SOUTH 88°58'35" EAST ALONG THE SOUTH LINE OF SAID PARCEL "C" OF THE ROBSAHM FAMILY TRUST PARCEL FOR A DISTANCE OF 5.16 FEET;
THENCE SOUTH 19°32'27" EAST, 17.22 FEET, MORE OR LESS, TO A POINT ON THE NORTHWESTERLY LINE OF THAT CERTAIN PARCEL CONVEYED TO STEPHEN C. ROBSAHM AS TRUSTEE OF THE ROBSAHM FAMILY TRUST BY DEED RECORDED UNDER SKAGIT COUNTY AUDITORS FILE NO. 200511080090;
THENCE SOUTH 70°27'33" WEST ALONG SAID NORTHWESTERLY LINE OR SAID LINE EXTENDED FOR A DISTANCE OF 55.64 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF LOT 154, PLAT OF CLEARIDGE DIVISION II, AS PER PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE(S) 57, 58 AND 59, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE NORTH 1°10'44" EAST ALONG THE EAST LINE OF SAID LOT 154 FOR A DISTANCE OF 25.58 FEET, MORE OR LESS, AN ANGLE POINT ON SAID EAST LINE, ALSO BEING A POINT ON THE SOUTH LINE OF SAID GOVERNMENT LOT 2;

THENCE NORTH 88°58'35" WEST ALONG SAID SOUTH LINE, ALSO BEING THE EASTERLY LINE OF SAID LOT 154, FOR A DISTANCE OF 1.65 FEET, MORE OR LESS, TO AN ANGLE POINT ON SAID EASTERLY LINE OF LOT 154;
THENCE NORTH 0°45'02" EAST ALONG THE EAST LINES OF LOTS 154 AND 155 OR EAST LINE EXTENDED, FOR A DISTANCE OF 76.28 FEET, MORE OR LESS, TO A POINT ON THE NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF SAID PARCEL "C" OF THE ROBSAHM FAMILY TRUST PARCEL RECORDED UNDER SKAGIT COUNTY AUDITORS FILE NO. 9401130011 AT A POINT BEARING NORTH 30°25'07" WEST FROM THE TRUE POINT OF BEGINNING;
THENCE SOUTH 30°25'07" EAST ALONG SAID LINE FOR A DISTANCE OF 89.41 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF, IF ANY, LYING WITHIN THOSE PREMISES CONVEYED TO TASSO SCHIELKE, ET UX, BY DEED RECORDED AS AUDITOR'S FILE NO. 201206180163, AND ALSO EXCEPT THAT PORTION THEREOF, IF ANY, LYING WITHIN THOSE PREMISES CONVEYED TO LU JI BY DEED RECORDED AS AUDITOR'S FILE NO. 201805220050.

ALSO TOGETHER WITH THAT PORTION OF LOT 6 OF ANACORTES SHORT PLAT NO. ANA 04-006 AS RECORDED UNDER AUDITOR'S FILE NO. 200505180066, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 6;
THENCE NORTH 70°27'33" EAST 48.10 FEET ALONG THE NORTH LINE OF SAID LOT 6;
THENCE SOUTH 19°32'27" EAST 66.615 FEET;
THENCE SOUTH 70°27'33" WEST 73.295 FEET TO THE WESTERLY BOUNDARY OF SAID LOT 6;
THENCE NORTH 1°10'43" EAST 71.22 FEET ALONG THE WESTERLY BOUNDARY OF LOT 6 TO THE POINT OF BEGINNING;

ALSO TOGETHER WITH THAT PORTION OF LOT(S) 20 AND 21, BLOCK 1908, "BARING ADDITION TO ANACORTES", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2

EXHIBIT "A"
Legal Description
(continued)

OF PLATS, PAGE 20, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE IN THE NORTHEAST CORNER OF SAID LOT 18 OF SAID BLOCK 1908;
THENCE SOUTHWESTERLY 88.19 FEET ALONG THE NORTH LINE OF SAID LOTS TO THE POINT OF BEGINNING;
THENCE SOUTHEASTERLY PARALLEL WITH THE EAST LINE OF SAID LOT 20 A DISTANCE OF 36.62 FEET;
THENCE SOUTHWESTERLY PARALLEL WITH THE NORTH LINE OF SAID LOTS, A DISTANCE OF 7.54 FEET;
THENCE NORTHWESTERLY PARALLEL WITH THE EAST LINE OF SAID LOT 21 A DISTANCE OF 36.62 FEET TO THE NORTH LINE OF SAID LOT 21;
THENCE NORTHEASTERLY ALONG THE NORTH LINE OF SAID LOTS A DISTANCE OF 7.54 FEET TO THE POINT OF BEGINNING;

ALSO TOGETHER WITH THE VACATED PORTIONS OF 4TH STREET WHICH BY OPERATION OF LAW ATTACH THERETO;

(AKA LOT 2 OF BOUNDARY LINE ADJUSTMENT BLA-2021-0016, RECORDED NOVEMBER 4, 2021 UNDER RECORDING NO. 202111040147, RECORDS OF SKAGIT COUNTY, WASHINGTON),

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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 the Plat of Baring Addition to Anacortes Washington:

Recording No: Volume 2, Page 20

2. Easement, including the terms and conditions thereof, granted by instrument(s);

In favor of: Port of Anacortes
For: Avigation

Recording No.: 720683
Recording No.: 725479
Recording No.: 725480
Recording No.: 725481
Recording No.: 726115
Recording No.: 732441
Recording No.: 887749

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company, a Washington corporation
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: January 30, 1980
Recording No.: 8001300014
Affects: Portion of said premises

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Kenneth W. Derussy and Bonnie V. Nelson
Purpose: Utilities
Recording Date: June 8, 1990
Recording No.: 9006080111
Affects: Portion of said premises

5. 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,

EXHIBIT "B"**Exceptions
(continued)**

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 Anacortes Short Plat No. ANA 04-006:

Recording No: 200505180066

6. 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 Boundary Line Adjustment Survey:

Recording No: 200511080092

7. 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: 200803120100

8. Boundary Line Agreement and the terms and conditions thereof:

Recording Date: December 8, 2008

Recording No.: 200812080049

9. Perpetual and Exclusive Driveway and Utility Easement and the terms and conditions thereof:

Recording Date: May 12, 2021

Recording No.: 202105120161

10. 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 Boundary Line Adjustmnet BLA-2021-0016:

Recording No: 202111040147

EXHIBIT "B"

Exceptions
(continued)

11. Grant of Easement and Joint Use Agreement and the terms and conditions thereof:

Recording Date: December 5, 2022
Recording No.: 202212050078

Said agreement is replaced by instrument under Recording No. 202302150059.

12. Assessments, if any, levied by City of Anacortes.

13. City, county or local improvement district assessments, if any.