

After Recording Return To:
Skagit Law Group, PLLC
P.O. Box 336
Mount Vernon, WA 98273

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Candi Newcombe
Affidavit No. 20249679
Date 02/23/2024

STATUTORY WARRANTY DEED

GRANTORS: **CATHERINE D. RITCHIE,**
a married woman, as her separate estate;
MICHAEL B. RITCHIE,
a single man; and
JOSEPH J. RITCHIE, II,
a single man

GRANTEE: **MAMAVAN LLC,**
a Washington limited liability company

Legal Description:
Abbreviated Form: Lot 2, PLAT OF SKAGIT BEACH NO. 1, being a ptn of
the NE ¼ Section 13, Township 34, Range 2 E.W.M.

Additional on: Exhibit "A"

Assessor's Tax Parcel No.: 4008-000-002-0119 / P69403

THE UNDERSIGNED GRANTORS, **CATHERINE D. RITCHIE**, a married woman, as her separate estate; **MICHAEL B. RITCHIE**, a single man; and **JOSEPH J. RITCHIE, II**, a single man, for and in consideration of the transfer of an interest in real property to a limited liability company in the same pro rata shares as held prior to transfer, which constitutes a mere change in form of ownership, hereby convey and warrant to the GRANTEE, **MAMAVAN LLC**, a Washington limited liability company, all of Grantor's right, title, and interest, together with all after-

STATUTORY WARRANTY DEED - 1

acquired title of the Grantors, in and to that certain real property situated in the County of Skagit, State of Washington, legally described as follows:

As hereto attached in Exhibit "A" and by this reference made a part hereof.

SUBJECT TO: Easements, restrictions, and reservations of record.

DATED this 26th day of January, 2024.



CATHERINE D. RITCHIE



MICHAEL B. RITCHIE



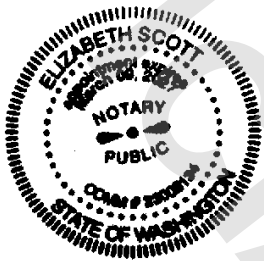
JOSEPH J. RITCHIE, II

(Acknowledgments follow.)

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **CATHERINE D. RITCHIE** is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 26th day of January, 2024.



Elizabeth Scott

Printed Name ELIZABETH SCOTT
NOTARY PUBLIC in and for the State of Washington
My Commission Expires March 9, 2027

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **MICHAEL B. RITCHIE** is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 26th day of January, 2024.



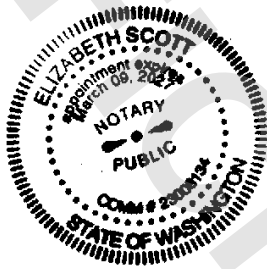
Elizabeth Scott

Printed Name ELIZABETH SCOTT
NOTARY PUBLIC in and for the State of Washington
My Commission Expires March 9, 2027

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **JOSEPH J. RITCHIE, II**, is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 20th day of January, 2024.



Elizabeth Scott

Printed Name ELIZABETH SCOTT
NOTARY PUBLIC in and for the State of Washington
My Commission Expires March 9, 2027

Exhibit "A"
Legal Description

Lot 2, PLAT OF SKAGIT BEACH NO. 1, according to the plat thereof recorded in Volume 8 of Plats, page 71, records of Skagit County, Washington.

EXCEPT the Northerly half thereof, conveyed to H.B. Nelson, by deed recorded March 17, 1965, under Auditor's File No. 663456, records of Skagit County, Washington;

SUBJECT TO covenants, plat restrictions, easements, etc. of record.

Situated in Skagit County, Washington.

EXHIBIT "A"