

When recorded return to:

Channel Investment Group, LLC  
20446 Curran Place  
Mount Vernon, WA 98274

210770-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20240081  
Mar 29 2024  
Amount Paid \$240085.00  
Skagit County Treasurer  
By Kaylee Oudman Deputy

## STATUTORY WARRANTY DEED

THE GRANTOR(S) **LaConner Country Inn, L.L.C., a Washington Limited Liability Company**

for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE  
CONSIDERATION**

in hand paid, conveys and warrants to **Channel Investment Group, LLC, a Washington Limited  
Liability Company**

the following described real estate, situated in the County of Skagit, State of Washington:

**For Full Legal See Attached "Exhibit A"**

Abbreviated Legal: (Required if full legal not inserted above.)

Lots 8-13/Block 1-Calhoun Add to Town of LaConner; TGW abutting Tidelands

Tax Parcel Number(s): 4124-001-008-0003/P74111 & 4124-001-011-0008/P74112 & 4124-001-012-  
0007/P74113 & 4124-001-013-0006/P74114 & 4129-018-002-0008/P74452 & 4129-018-900-  
2601/P74504 & 4129-018-900-2700/P74505 & 4129-018-900-0308/P74481 & 4129-018-900-  
0407/P74482

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record  
including, but not limited to, those shown in Land Title Company's Preliminary Commitment No.  
210770-LT.

Dated: March 26, 2024

(attached to Statutory Warranty Deed)

La Conner Country Inn, LLC, a Washington Limited Liability Company

By: [Signature]

Richard Thompson, Member

By: [Signature]

James L. Dunlap, President of Dunlap Towing Company as Member of La Conner Country Inn, LLC

By: [Signature]

Thomas Whyte, Member

By: [Signature]

James MacLean, Member

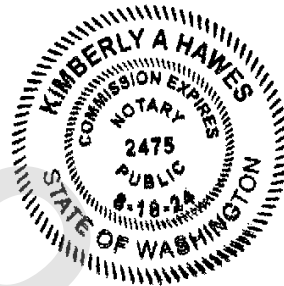
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 29<sup>th</sup> day of March, 2024 by Richard Thompson, Thomas Whyte, and James MacLean, Members of La Conner Country Inn, LLC and James L. Dunlap, President of Dunlap Towing Company Member of La Conner Country Inn, LLC.

[Signature]  
Signature

LPO  
Title

My commission expires: August 18, 2024



**Exhibit A****PARCEL "A":**

Lots 8, 9, 10, 11, 12 and 13, Block 1, "CALHOUN ADDITION TO THE TOWN OF LA CONNER", as per plat recorded in Volume 1 of Plats, page 14, records of Skagit County, Washington.

Situate in the Town of La Conner, County of Skagit, State of Washington.

**PARCEL "B":**

That portion of Tract 2, Plate No. 18, Tide and Shorelands of Section 36, Township 34, Range 2 East, W.M., LACONNER HARBOR, Skagit County, State of Washington, according to plat thereof on record in the office of the Commissioner of Public Lands at Olympia, Washington, lying Southerly of the plat of "JOHANSON'S FIRST ADDITION TO THE TOWN OF LACONNER", according to the plat recorded in Volume 3 of Plats, page 56, records of Skagit County, Washington.

Situate in the Town of La Conner, County of Skagit, State of Washington.

**PARCEL "C":**

That portion of Tract 3 of Corrected Plate No. 18, Tide and Shorelands of Section 36, Township 34 North, Range 2 East, W.M., "LACONNER HARBOR, SKAGIT COUNTY, WASHINGTON", according to plat thereof on record in the office of the Commissioner of Public Lands at Olympia, Washington, lying Northerly of the Westerly extension of the South line of Lot 9, Block 1, "CALHOUN ADDITION TO THE TOWN OF LACONNER", as per plat recorded in Volume 1 of Plats, page 14, records of Skagit County, Washington.

Situate in the Town of La Conner, County of Skagit, State of Washington.