

202408010048

08/01/2024 12:10 PM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor, WA

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20241617

Aug 01 2024

Amount Paid \$6725.00
Skagit County Treasurer
By Lena Thompson Deputy

When recorded return to:

Jennifer Morgan
4501 Oakes Avenue
Anacortes, WA 98221

212730-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) Cockatoo Private Family Trust Company, LLC as Trustee of the Freedom Quest Trust, who acquired title as Li Ju, Trustee of Freedom Quest Trust, or her Successor Trustee(s)

for and in consideration of \$10.00 and other good and valuable consideration in hand paid, conveys, and warrants to Jennifer Morgan, unmarried person the following described real estate, situated in the County of Skagit, State of Washington:

See "Exhibit A" attached hereto and made a part hereof.

Subject to: see attached Exhibit "B"

Abbreviated Legal: Ptn Gov Lot 2, Sec 22-35N-R1 EWM and Ptn Lots 18-20, Block 1908, Baring Add to Anacortes

Tax Parcel Number(s): 3774-908-021-0106/P56577

LPB 10-05

Dated: 07-25-2024

By: [Signature] MGR of TTEE
Lu Ji as manager of the Cockatoo Private
Family Trust Company, LLC, Trustee of the
Freedom Quest Trust

State of Washington
County of Snohomish

This record was acknowledged before me on 7-25-2024 by Lu Ji
as manager of Cockatoo Private Family Trust LLC

[Signature]
Notary Public

My commission expires: 6-14-27

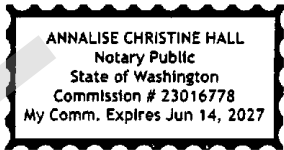


EXHIBIT "A"

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

All that portion of Government Lot 2 of Section 22, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the Southwest corner of said Government Lot 2;
thence South $88^{\circ}58'35''$ East along the South line of said subdivision, 925.62 feet to the true point of beginning;
thence North $30^{\circ}25'07''$ West a distance of 186.837 feet to a point on the Southeast right of way line of 3rd Street;
thence North $58^{\circ}30'24''$ 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 $0^{\circ}45'02''$ 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 $88^{\circ}58'36''$ 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 $88^{\circ}58'35''$ East along the South line of said subdivision, 925.62 feet;
thence North $30^{\circ}25'07''$ 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 $58^{\circ}30'24''$ 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.

ALSO EXCEPT the West 4.83 feet thereof.

TOGETHER WITH that portion of Government Lot 2 described as follows:

BEGINNING at the Southwest corner of said Government Lot 2;
thence South $88^{\circ}58'35''$ 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" of that certain Parcel conveyed to Stephen C. Robsahm as Trustee of the Robsahm Family Trust by Deed recorded under Skagit County Auditor's File No. 9401130011;
thence South $88^{\circ}58'35''$ East along the South line of said Parcel "C" of the Robsahm Family Trust Parcel for a distance of 5.16 feet to the True Point of Beginning;
thence continue South $88^{\circ}58'35''$ East along the South line of said Parcel "C" of the Robsahm Family Trust Parcel for a distance of 18.39 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 Auditor's File No. 200511080090;
thence South $70^{\circ}27'33''$ West along said Northwesterly line of said line extended for a distance of 17.22 feet;
thence North $19^{\circ}32'27''$ West, 6.47 feet to the Point of Beginning.

ALSO TOGETHER WITH that portion of Lots 18, 19, and 20, Block 1908, "BARING ADDITION TO ANACORTES", according to the plat thereof recorded in Volume 2 of Plats, Page 20, records of Skagit County, Washington, described as follows:

Beginning at a point on the North line of said Lot 18, 15 feet distant from the Northeasterly corner thereof;
thence Southeasterly parallel with the East line of said Lot 18 a distance of 36.615 feet;
thence Southwesterly parallel with the North line of said lots, a distance of 73.16 feet;
thence Northwesterly parallel with the West line of said Lot 20 a distance of 36.615 feet to the North line of said Lot 20;
thence Northeasterly along the North line of said lots a distance of 73.16 feet to the point of beginning;

ALSO TOGETHER WITH the vacated portions of 4th Street which by operation of law attach thereto;

Situated in the County of Skagit, State of Washington

Exhibit "B"

AVIGATION EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Port of Skagit County

Purpose: For the free and unrestricted passage and flight of aircraft of the class size and category as is now or hereinafter may be operationally compatible with the Skagit Regional Airport

Area Affected: Across and about the airspace above an imaginary plane, as such plane is defined by Part 77 of the Federal Aviation Regulations, over or in the vicinity of the property

Dated: September 17, 1968

Recorded: May 5, 1969

Auditor's File No.: 726115

EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company

Purpose: Electric transmission and/or distribution line

Area Affected: Said Land

Dated: January 23, 1980

Recorded: January 30, 1980

Auditor's File No.: 8001300014Matters as disclosed by survey recorded April 11, 1978 under Auditor's File No. 877241, records of Skagit County, Washington.

(Affects a portion of subject land and other lands)

EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Kenneth W. Derussy and Bonnie V. Nelson, husband and wife

Purpose: Non-exclusive easement for utilities

Area Affected: A portion of subject land and other lands

Recorded: June 8, 1990

Auditor's File No.: 9006080111Matters as disclosed by survey recorded April 22, 1982 under Auditor's File No. 8204220013, records of Skagit County, Washington.

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: Allen 6 Lot Short Plat ANA 04-006

Recorded: May 18, 2005

Auditor's File No.: 200505180066

(Affects a portion of subject land and other lands)

Matters as disclosed by survey recorded November 8, 2005 under Auditor's File No. 200511080092, records of Skagit County, Washington.

(Affects subject land and other lands)

Matters as disclosed by survey recorded March 12, 2008 under Auditor's File No. 200803120100, records of Skagit County, Washington.

(Affects a portion of subject land and other lands)

COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN INSTRUMENT:

Recorded: December 8, 2008

Auditor's File No.: 200812080049

As follows:

"The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot."

Easements, if any, for public utilities, pipelines or facilities installed in any portion of the vacated street or alley, lying within the land, together with the right of ingress and egress to repair, maintain, replace and remove the same.

Vacation of right of way for roads, streets and alleys is subject to the following reservations:

- 1) All easement rights held by existing private or public utilities shall remain in effect.
- 2) All easement rights held by adjoining properties or dependent properties, pertaining to ingress or egress, shall remain in effect.

Matters as disclosed by survey recorded November 4, 2021 under Auditor's File No. 202111040147, records of Skagit County, Washington.

BENEFICIAL EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Freedom Quest Trust, Lu Ji, Trustee
Purpose: Driveway and utility easement
Dated: May 12, 2021
Recorded: May 12, 2021
Auditor's File No.: 202105120161

GRANT OF EASEMENT AND JOINT USE AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Lu Ji, Trustee of Freedom Quest Trust
Purpose: Driveway and utility easement
Area Affected: A portion of subject land
Dated: December 1, 2022
Recorded: February 15, 2023
Auditor's File No.: 202302150059

Said Document states it is to replace Auditor's File No. 202212050078.