

When recorded return to:

1600 Commercial Avenue Associates, LLC  
22020 17th Ave SE Ste 200  
Bothell, WA 98021

212754-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20242914  
Nov 13 2024  
Amount Paid \$36702.50  
Skagit County Treasurer  
By Lena Thompson Deputy

## STATUTORY WARRANTY DEED

THE GRANTOR(S) **Highland Woods, LLC, 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 **1600 Commercial Avenue Associates, 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 1 – 4, Block 45, Anacortes

Tax Parcel Number(s): 3772-045-004-0001/P55145

Subject to matters as set forth in Exhibit "B" attached hereto and by reference made a part hereof.

Dated: November 12, 2024

(attached to Statutory Warranty Deed)

Highland Woods, LLC, a Washington Limited Liability Company

By: Teresa L. Kenote  
Teresa L. Kenote, Sole Member

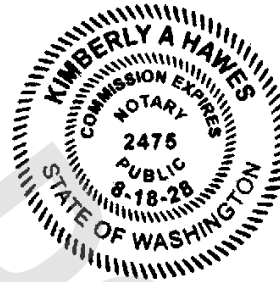
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 12<sup>th</sup> day of Nov., 2024 by Teresa L. Kenote,  
Sole Member of Highland Woods, LLC.

[Signature]  
Signature

CEO  
Title

My commission expires: August 18, 2028



## **Exhibit A**

Lots 1, 2, 3, and 4, Block 45, Map of the City of Anacortes, Skagit County, Washington, as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County.

Situate in the County of Skagit, State of Washington.

**Exhibit B (AKA Parcel A of Title Commitment 212754-LT)**

- 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: Map of the City of Anacortes  
Recorded: July 3, 1891  
Auditor's No.: Volume 2 of Plats, pages 4 through 7
- MEMORANDUM OF LEASE:  
Lessor: Highland Woods, LLC, a Washington limited liability company and Trinity Connection LLC, a Washington limited liability company  
Lessee: Keybank National Association  
Dated: April 6, 2010  
Recorded: April 22, 2010  
Auditor's File No.: 201004220085  
(Includes other property)
- EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:  
Grantee: City of Anacortes, Washington  
Purpose: Storm sewer  
Area Affected: Said Land  
Dated: September 8, 2010  
Recorded: September 21, 2010  
Auditor's File No.: 201009210045
- Municipal assessments and impact fees, if any, levied by City of Anacortes.