

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20242948

Nov 15 2024

Amount Paid \$13300.00  
Skagit County Treasurer  
By Lena Thompson Deputy

When recorded return to:

Craig Wilhelm Sjolín and Jill Renae Sjolín, Trustees of The Gus Living Trust dated March 8, 2018  
8432 Thompson Beach Road  
Anacortes, WA 98221

GNW 24-22218

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) David C. Spicer and Junghee K. Spicer, husband and wife, 972 Stonewater Drive, Eagle Point, OR 97524,

for and in consideration of ten dollars and other valuable consideration, as part of an IRS 1031 Tax Deferred Exchange

in hand paid, conveys, and warrants to Craig Wilhelm Sjolín and Jill Renae Sjolín, Trustees of The Gus Living Trust dated March 8, 2018

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Abbreviated legal description: Property 1:

Lots 18-20, Block 3, McNAUGHT'S FIRST ADDITION TO ANACORTES

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P57886/3803-003-020-0029

Dated: 1-13-2024

David C. Spicer  
David C. Spicer

Junghee K. Spicer  
Junghee K. Spicer

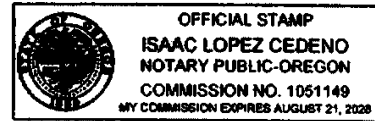
STATE OF OREGON  
COUNTY OF JACKSON

This record was acknowledged before me on 13 day of November, 2024 by David C. Spicer and Junghee K. Spicer.

Isaac Lopez Cedeno  
Signature

Notary-Public  
Title

My commission expires: AUGUST 8, 2028



**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 2820 J Avenue, Anacortes, WA 98221  
Tax Parcel Number(s): P57886/3803-003-020-0029

**Property Description:**

Lots 18, 19 and 20, Block 3, McNAUGHT'S FIRST ADDITION TO ANACORTES, as per plat recorded in Volume 2 of Plats, page 82, records of Skagit County, Washington

Statutory Warranty Deed  
LPB 10-05

Order No.: 24-22218-KM

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**EXHIBIT B**

24-22218-KM

9. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SURVEY:

Name: McNAUGHT'S FIRST ADDITION TO ANACORTES

Recorded: June 20, 1891

Auditor's No.: Volume 2 of Plats, page 82

10. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE

LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SURVEY:

Name: Survey

Recorded: June 25, 1992

Auditor's No.: 9206250055

11. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE

LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SURVEY:

Name: Survey

Recorded: December 13, 2002

Auditor's No.: 200212130021

12. Municipal assessments, if any, levied by the City of Anacortes. This Company suggests that inquiry be made to the City of Anacortes for current assessment status.

17. Unrecorded leaseholds, if any, and rights of parties in possession, if any.