

WHEN RECORDED, RETURN TO:

Amity Legal Associates, PS  
700 - 112<sup>th</sup> Ave. NE  
Suite 300  
Bellevue, WA98004

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20250003  
Jan 02 2025  
Amount Paid \$15525.00  
Skagit County Treasurer  
By Lena Thompson Deputy

GNW 24-22338  
NCS-1241605-WA1

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STATUTORY WARRANTY DEED

**9029 Chuckanut LLC, a Washington limited liability company**, GRANTOR, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, to it/her/him/them in hand paid, conveys and warrants to **Roheen, LLC, a Washington limited liability company**, GRANTEE, the following described real estate, situated in the County of Skagit, State of Washington:

**LEGAL DESCRIPTION:** Real property in the County of Skagit, State of Washington, described as follows:

See Exhibit A attached hereto and made a part hereof

Abbreviated Legal Description: Section 24, Township 35 North, Range 3 East - NW NW

Tax Parcel No. P34734

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof, SUBJECT only to the covenants, conditions, and restrictions of record.

DATED this 30 day of Dec, 2024

Deed - 1

## GRANTORS:

9029 Chuckanut LLC

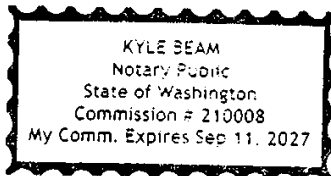
By: [Signature]Its: Armstrong Douglas, ManagerDouglas Armstrong [Signature]State of Washington

) ss.

County of Skaagit

I certify that I know or have satisfactory evidence that Douglas Armstrong is the person who appeared before me, a Notary Public in and for the State of Washington duly commissioned and sworn, and acknowledged that she/he is Manager of 9029 Chuckanut LLC, who executed the within and foregoing instrument, and acknowledged the instrument to be the free and voluntary act and deed for the uses and purposes therein mentioned, and on oath stated that affiant is authorized to execute said instrument on behalf of the company.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal this 30 day of Dec, 2024.

[Signature]  
Notary Public in and for theState of WAResiding at SkaagitCommission expires 9-11-27Print Name Kyle Beam

**EXHIBIT A**

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

**PARCEL A:**

THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SUBDIVISION THAT IS 250 FEET SOUTH 89°55' EAST OF THE EAST RIGHT OF WAY LINE OF THE PACIFIC HIGHWAY;  
THENCE SOUTH 175 FEET;  
THENCE NORTH 89°55' WEST 65 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; SAID POINT BEING THE SOUTHWEST CORNER OF A TRACT SOLD ON CONTRACT TO KENNETH L. KESTER AND FAYE L. KESTER, HUSBAND AND WIFE, BY INSTRUMENT DATED JANUARY 26, 1968 AND RECORDED JANUARY 31, 1968 AS AUDITOR'S FILE NO. 709715;  
THENCE ALONG THE WEST LINE OF SAID KESTER TRACT AS FOLLOWS:  
NORTH 17.61 FEET;  
THENCE NORTH 33°11'22" WEST, A DISTANCE OF 73.07 FEET;  
THENCE NORTH 96.24 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID SUBDIVISION THAT IS 20 FEET NORTH OF THE NORTHWEST CORNER OF SAID KESTER TRACT;  
THENCE NORTH 89°55' WEST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 TO THE EAST RIGHT OF WAY LINE OF THE PACIFIC HIGHWAY;  
THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE TO A POINT THAT IS NORTH 89°55' WEST OF THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 89°55' EAST TO THE TRUE POINT OF BEGINNING;

EXCEPT THE RIGHT OF WAY FOR COUNTY ROAD, COMMONLY KNOWN AS THE SAM BELL ROAD ALONG THE NORTH LINE THEREOF.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**PARCEL B:**

THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 24;  
THENCE EAST ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 24, A DISTANCE OF 560.80 FEET;  
THENCE SOUTH 5°00'00" EAST A DISTANCE OF 175.67 FEET;

THENCE WEST PARALLEL WITH THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 24, A DISTANCE OF 92.32 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUE WEST A DISTANCE OF 68.58 FEET TO THE NORTHEASTERLY MARGIN OF CHUCKANUT DRIVE, ALSO KNOWN AS THE PACIFIC HIGHWAY;

THENCE SOUTH 33°38'00" EAST ALONG THE NORTHEASTERLY MARGIN OF SAID CHUCKANUT DRIVE A DISTANCE OF 28.04 FEET TO A POINT WHICH BEARS SOUTH 66°15'06" WEST FROM THE TRUE POINT OF BEGINNING;

THENCE NORTH 66°15'06" EAST A DISTANCE OF 57.96 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.