

When recorded return to:

#1059 Pioneer Exchange Accommodation Titleholder, LLC
c/o Hermis E. Sparks
5114 South Black Cat Road
Meridian, ID 83642

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20262179

Jul 10 2026

Amount Paid \$20331.00
Skagit County Treasurer
By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

Land Title and Escrow (B)
Reference: 60040792-352

THE GRANTOR(S)
Douglas T. Davidson and Judith E. Davidson, husband and wife

for and in consideration of
Ten Dollars and other valuable consideration (\$10.00)

in hand paid, conveys and warrants to
#1059 Pioneer Exchange Accommodation Titleholder, LLC, an Idaho Limited Liability Company

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

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

SUBJECT TO: 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.

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

Lots 1-4 & 23-26, Blk 211, Fidalgo City TGW vacated streets

Tax Parcel Number(s): 4101-211-026-0003/P73322

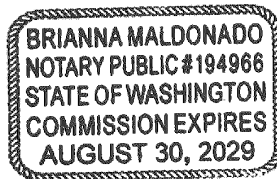
Dated: July 8 2020Douglas T. Davidson, III
Douglas T. Davidson, IIIJudith E. Davidson
Judith E. DavidsonSTATE OF WASHINGTON
COUNTY OF SKAGITThis record was acknowledged before me on this 8 day of July, 2020 by Douglas
T. Davidson, III and Judith E. Davidson.Brianna Maldonado
SignatureNotary Public
TitleMy commission expires Aug 30 2029

EXHIBIT A LEGAL DESCRIPTION

Property Address: 6065 Central Avenue, Anacortes, WA 98221

Tax Parcel Number(s): 4101-211-026-0003/P73322

Property Description:

Lots 1 through 4, inclusive; and Lots 23 through 26, inclusive, Block 211, MAP OF FIDALGO CITY, according to the plat thereof, recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington;

TOGETHER WITH all of the vacated alley lying between said lots.

ALSO TOGETHER WITH the West Half of vacated Carlyle Street adjacent to Lots 1 through 4, inclusive;

ALSO TOGETHER WITH the East Half of vacated Fairview Avenue adjacent to Lots 23 through 25, inclusive;

ALSO TOGETHER WITH the West 40 feet of that portion of the East Half of vacated Fairview Avenue, lying between the South line of Lot 14, extended Westerly and the North line of Lot 22, extended Westerly, in Block 211 of said plat;

ALSO TOGETHER WITH that portion of Vacated Fairview Avenue and that portion of vacated 1st Avenue described as follows:

BEGINNING at the Northwest corner of said Lot 26, Block 211, MAP OF FIDALGO CITY;
thence South 32.50 feet;
thence West, 10.99 feet;
thence North 0°49'16" East, 16.65 feet;
thence a curve to the right with a radius of 43.17 feet, length of 57.70 feet and a central angle of 76°35'01";
thence North 76°35'01" East, 20.00 feet;
thence North 84°37'36" East, 48.92 feet;
thence a curve to the right with a radius of 18.00 feet, length of 23.44 feet and a central angle of 74°36'38";
thence South 20°45'46" East, 25.48 feet;
thence West 118.11 feet to the POINT OF BEGINNING.

EXCEPT that portion of said Lot 1, Block 211, MAP OF FIDALGO CITY and Vacated Carlyle Avenue described as follows:

COMMENCING at the Northwest corner of said Lot 1;

thence East 9.38 feet to the POINT OF BEGINNING;
thence South 19°16'42" East, 30.29 feet;
thence East, 73.49 feet;
thence North 33°16'27" East, 25.19 feet;
thence South 56°43'33" East, 22.64 feet;
thence South, 13.71 feet;
thence East, 29.38 feet;
thence North, 33.66 feet to the Northeast corner of Said Lot 1;
thence West, 145.61 feet to the POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.