

When recorded return to:

Todd Michael Salerno and Karen Alane Salerno
6839 Antique Cedar Lane
Spring, TX 77389

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20262904

Sep 03 2026

Amount Paid \$5701.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Land Title and Escrow (B)
Reference: 60045070-352

THE GRANTOR(S)

Phoenixx Inc, a Washington Corporation, who erroneously acquired title as Phoenixx, LLC

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

in hand paid, conveys and warrants to
Todd Michael Salerno and Karen Alane Salerno, a married couple

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.)

Unit F, 1st Amd Maritime Bldg, Condo

Tax Parcel Number(s): 4690-000-900-0600/P111451

Dated: 09/03/26

Phoenixx Inc, a Washington Corporation

By: Elaine D. Harding
Elaine Harding, President

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 3rd day of September, 2026, by Elaine Harding, President of Phoenixx Inc.

Brianna Maldonado
(Signature of notary public)

Stamp

Notary Public
(Title of office)

My commission expires: Aug 30 2029

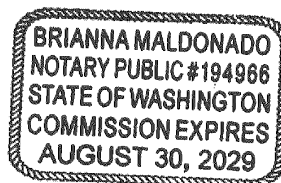


EXHIBIT A

LEGAL DESCRIPTION

Property Address: 1909 Skyline Way, F, Anacortes, WA 98221

Tax Parcel Number(s): 4690-000-900-0600/P111451

Property Description:

Unit F, "FIRST AMENDMENT TO SURVEY MAP AND PLANS FOR MARITIME BUILDING CONDOMINIUM," as shown on said Survey Map and Plans recorded December 6, 1999, under Auditor's File No. 199912060103, records of Skagit County, Washington, and as identified in that certain Declaration of Condominium recorded January 31, 1997, under Auditor's File No. 9701310008, First Amendment thereto recorded December 6, 1999, under Auditor's File No. 199912060104, and Second Amendment thereto recorded August 27, 2004, under Auditor's File No. 200408270154, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.