

When recorded return to:
MLC Properties, L.P.
19208 Morrison Road
Mount Vernon, WA 98274

Recorded at the request of:
Guardian Northwest Title
File Number: 104939



201305230062
Skagit County Auditor \$75.00
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Statutory Warranty Deed

104939-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Yolanda M. Smith, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to MLC Properties, LP the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 13, Township 34 North, Range 3 East; W.M.; Portion of the East 1/2

For Full Legal See Attached Exhibit "A"

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): P131215, 340313-0-009-0200

Dated 5-17-13

Yolanda M. Smith
Yolanda M. Smith

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20131887

MAY 23 2013

Amount Paid \$5,790.00
Skagit Co. Treasurer
By nam Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Yolanda M. Smith, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 5-17-13

Katie Hickok

Printed Name: Katie Hickok

Notary Public in and for the State of

Washington

Residing at Mount Vernon

My appointment expires: 1/07/2015

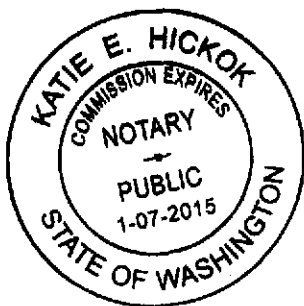


EXHIBIT A

Lot 3 of Skagit County Short Plat No. 11-0109 approved July 9, 2012 and recorded July 26, 2012 as Auditor's File No. 201207260079;

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across the 10-foot strip of Lot 2 of said Short Plat as described on Easement recorded August 30, 2012 as Auditor's File No. 201208300129; all being a portion of the East 1/2 of Section 13, Township 34 North, Range 3 East, W.M.

AND ALSO INCLUDING A Manufactured Home with its appurtenant improvements utility service and appliances owned by Seller



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Exhibit B
SCHEDULE "B-1"

EXCEPTIONS:

A. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Skagit River

B. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Skagit County Hearing Examiner
Recorded: October 15, 1999
Auditor's No.: 199910150077
Regarding: Farm worker mobile home

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: February 12, 1999
Auditor's No.: 9902120092

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Yolanda Smith
Dated: August 30, 2012
Recorded: August 30, 2012
Auditor's No. 201208300129
Purpose: Ingress, egress and utilities
Area Affected: A 10-foot wide portion of Lot 3 as set forth thereon

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Yolanda Smith
Dated: August 30, 2012
Recorded: August 30, 2012
Auditor's No. 201208300127
Purpose: Described as "an exclusive easement"
Area Affected: A portion of Lot 3 as described thereon

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



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F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County Farmland Legacy Program
Dated: July 24, 2012
Recorded: July 26, 2012
Auditor's No.: 201207260081
Purpose: Conservation purposes as set forth therein
Area Affected: Subject Property

G. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: Short Plat No. 11-0109
Recorded: July 26, 2012
Auditor's No.: 201207260079

H. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: July 26, 2012
Auditor's No.: 201207260080

Said certification was recorded after the Short Plat, the one below was recorded prior to the Short Plat:

LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: October 21, 2011
Auditor's No.: 201110210001

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



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