



201406050016

Skagit County Auditor

\$75.00

6/5/2014 Page

1 of

4 9:05AM

AFTER RECORDING MAIL TO:

Name M&B III LLC
Address 1512 Fairview St
City/State Bellingham WA 98229

Document Title(s):

- 1. Statutory Warranty Deed

Reference Number(s) of Documents Assigned or released:

Grantor(s):

- 1. MGP X Properties, LLC
- 2.

LAND TITLE OF SKAGIT COUNTY

149568-F

[] Additional information on page of document

Grantee(s):

- 1. M & B III LLC
- 2.

[] Additional information on page of document

Abbreviated Legal Description:

Lots 2 & 3, City of Mt. Vernon SP MV-5-98; Being A Ptn of NW 1/4, 21-34-4E W.M.

Tax Parcel Number(s):

P27122 and P115979

[] Complete legal description is on page 1 of document

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

AFTER RECORDING MAIL TO:

M & B, III LLC
1512 Fairview Street
Bellingham, WA 98229

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20141931
JUN 05 2014

Amount Paid \$ 7392.⁰⁰
Skagit Co. Treasurer
By *man* Deputy

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recorders use only

STATUTORY WARRANTY DEED

File No: **4271-2253230 (DC)**

Date: **May 30, 2014**

Grantor(s): **MGP X Properties, LLC**

Grantee(s): **M & B, III LLC**

Abbreviated Legal: **Lots 2 & 3, City of Mt. Vernon SP MV-5-98; Being A Ptn of NW 1/4, 21-34-4E W.M.**

Additional Legal on page:

Assessor's Tax Parcel No(s): **P27122 and P115979**

THE GRANTOR(S) MGP X Properties, LLC, a California limited liability company for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **M & B, III LLC, a Washington limited liability company**, 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:

Lots 2 and 3, Mount Vernon Short Plat No. MV-5-98, approved August 30, 1999, and recorded August 31, 1999, under Auditor's File No. 199908310020, records of Skagit County, Washington; being a portion of the Northwest 1/4 of Section 21, Township 34 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

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.



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

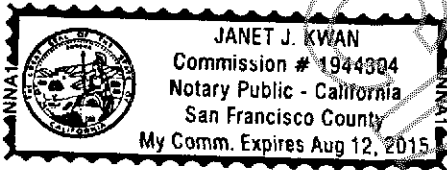
State of California

County of San Francisco

On June 2 2014 before me, Janet J. Kwan, Notary Public

personally appeared Peter J. Merlone

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Statutory Warranty Deed

Document Date: May 30, 2014 Number of Pages: 2

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

Signer Is Representing: _____



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