



Skagit County Auditor
3/25/2016 Page

1 of

\$75.00
3 3:48PM

When recorded return to:
TENN-4, LLC
P.O. Box 329
Conway, WA 98238

Recorded at the request of:

File Number: 110476

Statutory Warranty Deed

110476
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Gentle Jeremiah's LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE TENN-4, LLC the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Ptn. Block 16, Map of Mount Vernon Gates 1st and 2nd Additions

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): P52090, 3700-016-006-0007

Dated 3-24-16

Gentle Jeremiah's, LLC

Nicola K. Lesourd
By: Nicola K. Lesourd, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 1011

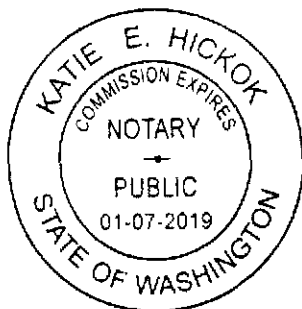
MAR 25 2016

Amount Paid \$6,235.⁰⁰
Skagit Co. Treasurer
By MAN Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Nicola K. Lesourd is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the Member # 1, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 3-24-16



Katie Hickok
Notary Public in and for the State of Washington
Residing at , Washington
My appointment expires: 1/07/2019

EXHIBIT A

That portion of Block 16, "MAP OF MOUNT VERNON, GATES 1ST AND 2ND ADDITIONS TO MOUNT VERNON", as per plat recorded in Volume 2 of Plats, page 98, records of Skagit County, Washington, lying Westerly of a line drawn parallel with and 65 feet distant Westerly, measured at right angles, from the centerline of Primary State Highway No. 1, Conway Junction to Junction of Primary State Highway No. 1, North of Burlington, the specific details concerning all of which are to be found within that certain map of definite location now of record and on file in the office of Director of Highways at Olympia, and bearing date of approval January 27, 1953, revised May 15, 1953, June 9, 1953, and May 25, 1954, EXCEPT that portion thereof conveyed to the Seattle and Montana Railway Company by deed dated September 13, 1890 and recorded December 3, 1890 in Volume 16 of Deeds, page 461.

AND ALSO EXCEPT that portion thereof conveyed to the State of Washington for highway purposes by deed recorded under Auditor's File No. 784975, records of Skagit County, Washington.

TOGETHER WITH appurtenant rights to those portions of the South $\frac{1}{2}$ of Washington Street, the North $\frac{1}{2}$ of Montgomery Street and the West $\frac{1}{2}$ of 4th Street which upon vacation would attach thereto by operation of law.

Exhibit B

EXCEPTIONS:

A. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Quit Claim Deed
Recorded: November 19, 1954
Auditor's No.: 509327
As Follows:

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Great Northern Railway Company
Recorded: November 27, 1959
Auditor's No. 588306
Purpose: Railway right of way
Area Affected: 3rd Street and Washington Street

C. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington:

Recorded: May 14, 1973
Auditor's No.: 784975