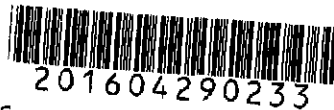


FILED FOR RECORD AT REQUEST OF



Skagit County Auditor
4/29/2016 Page

1 of

4 3:51PM

\$76.00

AFTER RECORDING RETURN TO:

City of Mount Vernon
Department of Public Works
1024 Cleveland Ave
Mt Vernon, WA 98273

Grantor: Trim Holdings LLC, a Washington limited liability company
Grantee: City of Mount Vernon, a municipal corporation
Legal: Section 30, Township 34 North, Range 4 East; Ptn. of NW of NE and NE of NW
Tax Parcel ID # P28975, 340430-0-154-0004

GUARDIAN NORTHWEST TITLE CO.

STATUTORY WARRANTY DEED

107564

The Grantor(s), Trim Holdings LLC, a Washington limited liability company for and in consideration of the sum of TEN AND NO/100 (\$10.00) Dollars, and other valuable consideration, hereby convey(s) and warrant(s) to the City of Mount Vernon, a municipal corporation, the following described real property situated in Skagit County, in the State of Washington, under the imminent threat of the Grantee's exercise of its rights of Eminent Domain:

(SEE EXHIBIT A AND B, ATTACHED HEREWITH)

Subject to Easements, reservations, restrictions, covenants, encumbrances and conditions of record.

In Witness hereof we set our hands and seals,

DATED this 24 day of November, 2015.

GRANTOR

Trim Holdings LLC, a Washington limited liability company

Larry Trim, Manager

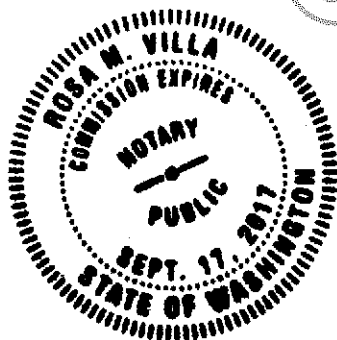
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20161693
APR 29 2016

Amount Paid \$0
Skagit Co. Treasurer
By Mem Deputy

STATE OF WASHINGTON)
 : SS
COUNTY OF SKAGIT)

On the 24 day of November, 2015, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Larry Trim, to me known to be the Manager of the Trim Holdings LLC, a Washington limited liability corporation that executed the foregoing instrument, and acknowledged it to be the free and voluntary act of said Limited Liability corporation, for the uses and purposes mentioned in this instrument, and on oath stated that he was authorized to execute said instrument.

WITNESS my hand and official seal hereto affixed the day and year above written.



Rosa M. Villa
NOTARY PUBLIC in and for the State of Washington.
Residing at Seattle
My Appointment expires September 17, 2017

Exhibit A

**LEGAL DESCRIPTION
FOR
RIGHT-OF-WAY ACQUISITION**

A portion of Skagit County Parcel Number P28975 lying within the Northwest Quarter of the Northeast Quarter of Section 30, Township 34 North, Range 4 East, W.M., (the basis of bearing for this description is that particular Record of Survey for the City of Mount Vernon recorded under Skagit County Auditor's file number 200301230028) being more particularly described as follows:

Beginning at a Point on the Northerly Right of Way of First Street within the City of Mount Vernon, said Point also being the Easterly most corner of said Parcel P28975; Thence South $61^{\circ}21'21''$ West, along said Northerly Right of Way, for a distance of 182.70 feet to a point on the Easterly line of Skagit County Parcel Number P29026; Thence North $26^{\circ}50'54''$ West for a distance of 53.02 feet along said Easterly line of Parcel P29026; Thence North $66^{\circ}32'09''$ East for a distance of 193.49 feet to a point on the Easterly line of said Parcel P28975; Thence South $10^{\circ}27'39''$ East following said Easterly line of Parcel P28975 for a distance of 37.39 feet, more or less, to the Northerly Right of Way of First Street and the Point of **Beginning**.

Containing 8,366 Square Feet, more or less.

Situate in Skagit County, Washington.

Prepared by Larry Steele & Associates, Inc.
Land Surveyors
1334 King Street, Ste. 1
Bellingham WA 98229
360-676-9350
Job #03314.2
November 3, 2015



Z:\Land Projects\3\ 2014 Projects\03314 R&E Mt. V. Floodwall Ph.3\Legal Descriptions\Trim Holdings P28975\29875 Trim Holdings Acquisition (110315).docx

Exhibit B

