



201608110037

When recorded return to:
 Thomas A. Little
 101 N. Sunset Drive
 Camano Island, WA 98282

Skagit County Auditor

\$74.00

8/11/2016 Page

1 of

2 1:14PM

Recorded at the request of:
 Guardian Northwest Title
 File Number: A110791

Statutory Warranty Deed

A110791

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR SMVBP, 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 Thomas A. Little, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot 11, BSP South Mount Vernon Business Park LU05-061

Tax Parcel Number(s): P126624, 8072-000-011-0000

Lot 11, as delineated on "SOUTH MOUNT VERNON BUSINESS PARK BINDING SITE PLAN NO. LU05-061", as approved on August 30, 2007 and recorded September 10, 2007 under Auditor's File No. 200709100133, records of Skagit County, Washington.

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 per Exhibit "A" attached hereto

Dated 8/03/2016

SMVBP, LLC

By: Dan Mitzel, Member

By: David Allegre, Member

SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX

2016 3497

AUG 11 2016

STATE OF Washington
 COUNTY OF Skagit

SS:

Amount Paid \$ 3743⁰⁰
 Skagit Co. Treasurer
 By Ken Deputy

I certify that I know or have satisfactory evidence that Dan Mitzel and David Allegre are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it as the Members of SMVBP, LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated:

8-10-16

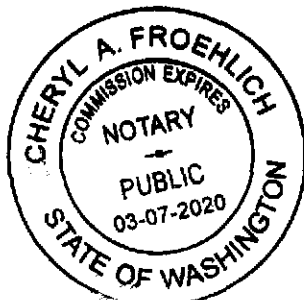
Notary Public in and for the State of WashingtonResiding at 2016 WoodleyMy appointment expires: 3/1/20

EXHIBIT A

EXCEPTIONS:

A. Relinquishment of rights of access to State Highway and of light, view and air under terms of Decree of Appropriation, entered November 12, 1973 in Skagit County Cause No. 32903.

B. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey
Recorded: February 3, 2006
Auditor's No.: 200602030192

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: May 11, 2006
Recorded: May 22, 2006
Auditor's No.: 200605220171
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: All streets and road rights-of-way and a strip of land 10 feet in width parallel to private/public street and road rights-of-way

D. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: South Mount Vernon Business Park Binding Site Plan No. LU05-061
Recorded: September 10, 2007
Auditor's No.: 200709100133