

AFTER RECORDING MAIL TO:

Denise Hoverson  
3111 Cherokee Lane  
Mount Vernon, WA 98273



201707260083

Skagit County Auditor \$76.00  
7/26/2017 Page 1 of 3 3:43PM

Filed for Record at Request of:  
Land Title & Escrow of Skagit & Island County  
Escrow No.: 01-163361-OE

**Land Title and Escrow Statutory Warranty Deed**

THE GRANTOR MOUNT VERNON VENTURES, LLC, a Washington limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, as part of an IRS 1031 Tax Deferred Exchange in hand paid, conveys and warrants to DENISE HOVERSON, a married woman as her separate property the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal: Lots 3-10, Blk 2, Ball & Ledger's 1<sup>st</sup> Add. To Mt. Vernon, Together with Ptn Vacated Streets

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 3702-002-010-0116, P52191, 340419-0-293-0001, P26643

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title and Escrow Company's Preliminary Commitment No. 01-163361-OE.

Dated July 24, 2017

Mount Vernon Ventures, LLC

By: Craig Cammock, Manager

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20173431  
JUL 26 2017

Amount Paid \$12,985.00  
Skagit Co. Treasurer  
By: HD Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that

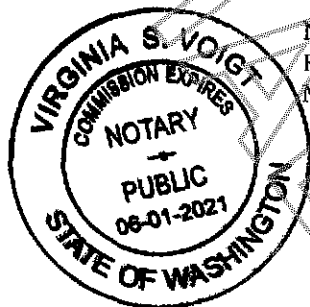
Craig Cammock

is/are the person(s) who appeared before  
me, and said person(s) acknowledge that he signed this instrument, on oath stated He is  
is/are authorized to execute the instrument and acknowledge that as the  
Manager of Mount Vernon Ventures, LLC, a Washington limited liability\*  
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

\*company

Dated: July 24 2017

Virginia S. Voigt



Notary Public in and for the State of Washington

Residing at Mount Vernon

My appointment expires: 6/1/21

## EXHIBIT A

Lots 3 through 10, inclusive, Block 2, "BALL & LEDGER'S FIRST ADDITION TO MOUNT VERNON," as per plat recorded in Volume 1 of Plats, page 1, records of Skagit County, Washington.

TOGETHER WITH that portion of the vacated West 25 feet of Second Street adjoining said Lots on the East.

ALSO TOGETHER WITH that portion of vacated Front Street in "BALL & LEDGER'S FIRST ADDITION TO MOUNT VERNON," as per plat recorded in Volume 1 of Plats, page 1, records of Skagit County, Washington, lying Easterly of the following described line:

Beginning at the Northwest corner of Lot 10, Block 2, said "BALL & LEDGER'S FIRST ADDITION TO MOUNT VERNON;"

thence Westerly 65 feet along the Westerly extension of the North line of said Lot;  
thence Southerly to a point on the Westerly extension of the South line of Lot 3, said Block 2, said intersection being the terminus of said line.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.