

When recorded return to:  
Edward Berger Properties, LLC  
300 S 1st Street  
Mount Vernon, WA 98273

Recorded at the request of:  
Guardian Northwest Title  
File Number: 114458



201709220054

Skagit County Auditor

\$75.00

9/22/2017 Page

1 of

2 10:35AM

### Statutory Warranty Deed

114458

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR 820, LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION AND AS PART OF AN I.R.C. SECTION 1031 TAX DEFERRED EXCHANGE in hand paid, conveys and warrants to Edward Berger Properties, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 8 and the West 46 feet of Lot 7, Block 2 Riverside Add to Mount Vernon

Tax Parcel Number(s): P54145, 3755-002-008-0009

Lot 8 and the West 46 feet of Lot 7, Block 2, "RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON", as per plat recorded in Volume 3 of Plats, page 24, 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 described in Exhibit "A" attached hereto

Dated 9-19-17

820, LLC

By: Bradley W Watson, Member

By: Angie Watson, Member

STATE OF Washington  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Bradley W. Watson and Angie Watson, Sole Members of 820, LLC, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

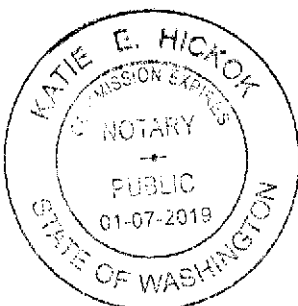
Date: 9-19-17

Printed Name:

Notary Public in and for the State of Washington

Residing at Mount Vernon

My appointment expires: 1-2-19



SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20174472  
SEP 22 2017

Amount Paid \$ 10,685.00  
Skagit Co. Treasurer  
By: HB Deputy

**EXHIBIT "A"**

A. 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:	Riverside Addition To The Town Of Mount Vernon
Recorded:	XXX
Auditor's No.:	Volume 3 of Plats, Page 24