



201801050042

Skagit County Auditor

\$78.00

1/5/2018 Page

1 of

3 11:25AM

AFTER RECORDING MAIL TO:

Mr. Rick E. Leonard
2410 Byron Street
Berkeley, CA 94702

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-164945-0E

Land Title and Escrow

Statutory Warranty Deed

THE GRANTOR EMAR INVESTMENTS, 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 **RICK E. LEONARD, an unmarried man** the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal: Ptn Lot 7, Blk 5, Gates 1st & 2nd Add. To Mount Vernon
For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 3700-005-007-0009, P52032

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record, if any.

Dated January 4, 2018

EMAR Investments, LLC, a Washington limited liability company

By: Meagan P. Pickett, Its: Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018 72

JAN 05 2018

Amount Paid \$ 3476.00
Skagit Co. Treasurer
By *BL* Deputy

EXHIBIT A

That portion of Lot 7, Block 5, "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, described as follows:

Beginning at the Northeasterly corner of said Lot 7;
thence Southerly along the Westerly line of First Street, a distance of 24.5 feet, more or less, to a boundary line between two existing buildings;
thence Westerly along said boundary line between said buildings, a distance of 93 feet, more or less, to the Easterly line of the 7 foot alley as conveyed to the City of Mount Vernon, by Deed recorded May 8, 1924, under Auditor's File No. 174094, in Volume 133 of Deeds, page 83, records of Skagit County, Washington;
thence Northerly along the East line of said alley, a distance of 24.5 feet, more or less, to the Northerly line of said Lot 7;
thence Easterly along the Northerly line of said Lot 7 to the point of beginning.

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