

When recorded return to:
110 LaVenture LLC
PO Box 532
Bellingham, WA 98227



Skagit County Auditor \$77.00
2/28/2018 Page 1 of 4 3:40PM

Recorded at the request of:
File Number: 115528

Statutory Warranty Deed

115528
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Benson Kooiker Properties, 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 GRANTEE 110 LAVENTURE, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Units C and D, La Venture Professional Center Condo

For Full Legal See Attached Exhibit "A"

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 "B" attached hereto

Tax Parcel Number(s): P81928, 4416-000-003-0007, P81929, 4416-000-004-0006

Dated Feb 28, 2018

Benson Kooiker Properties, LLC

Jennifer Benson
By: Jennifer Benson, Managing Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018796
FEB 28 2018

Amount Paid \$21,365.⁰⁰
Skagit Co. Treasurer
By JHM Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jennifer Benson is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the Managing Member of Benson Kooiker Properties LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 2/28/2018

Eleanor Romero

Notary Public in and for the State of Washington
Residing at Washington mt. Vernon
My appointment expires: 6/23/2021



EXHIBIT A

Apartment Units "C" and "D", "LA VENTURE PROFESSIONAL CENTER, A CONDOMINIUM," according to the Condominium Plan and Survey Map delineating said apartments, recorded in Volume 12 of Plats, pages 87 and 88.

TOGETHER WITH an undivided 50% interest in the common areas and facilities appertaining to said apartment, and including therein limited common areas, facilities and parking spaces so appertaining, according to the Condominium Declarations recorded November 9, 1979, under Skagit County Auditor's File No. 7911080031, and as amended by instrument recorded November 7, 1985 under Skagit County Auditor's File No. 8511070002.

EXCEPT that portion thereof, as conveyed to the City of Mount Vernon, by instrument recorded September 24, 1997, under Skagit County Auditor's File No. 9709240045.

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

Exhibit B

"B-1"

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Recorded: December 16, 1948
Auditor's No. 426181
Purpose: One anchor
Area Affected: Located approximately 157 feet North and 7 feet East of the Southwest corner of said Plat

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County
Recorded: August 9, 1955
Auditor's No. 522219
Purpose: Water line, together with right of ingress and egress
Area Affected: West 5 feet of said Plat

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon
Recorded: October 15, 1974
Auditor's No. 808876
Purpose: Sewer line
Area Affected: South 10 feet of said Plat

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Recorded: January 30, 1979
Purpose: Electric transmission line, together with ingress and egress over grantors adjoining property and including covenants against blasting without notice
Auditor's No. 895736
Area Affected: North 5 feet of the West 15 feet of the East 7 feet of Tract 11 of "ASSESSORS PLAT OF PURCELL'S TRACTS", as per plat recorded in Volume 9 of Plats, page 105, records of Skagit County, Washington

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: The City of Mount Vernon
Disclosed By: Document recorded February 21, 1978 under Auditor's File No. 874097
Purpose: Road and utility purposes
Area Affected: Westerly 10 feet of Tract 11 of said "ASSESSORS PLAT OF PURCELL'S TRACTS"

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington,
a Municipal Corporation
Recorded: July 13, 1955
Auditor's No. 520831
Purpose: Maintain, operate, relay and remove at any time a pipe or
pipes, line or lines for the transportation of water, and if
necessary to erect, maintain, operate and remove said lines,
with right of ingress and egress.

G. 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: Purcell's Tracts
Recorded: September 1, 1970
Auditor's No.: 743016

H. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in
the Condominium Declaration and as may be contained in the bylaws adopted pursuant to said Declaration.

Recorded: November 8, 1979
Auditor's File No.: 7911080031

Terms, provisions, requirements and limitations contained in the Horizontal Property Regimes Act, chapter 156,
Laws of 1963 (R.C.W. 64.32) as now amended or as may hereafter be amended.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY THE FOLLOWING:

Recorded: November 7, 1985
Auditor's No.: 8511070002

I. 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: La Venture Professional Center, a condominium
Recorded: November 8, 1979
Auditor's No.: 7911080030

J. Any tax, fee, assessments or charges as may be levied by La Venture Professional Center Association.