

After recording return to:
Union St LLC
27821 36th Ave NW
Stanwood, WA 98292



201805010045

Skagit County Auditor

\$77.00

5/1/2018 Page

1 of

4 11:53AM

CHICAGO TITLE
620034081

Reference: 20376665-410-MP2

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Duncan Hoke, a single man**, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid and as a part of an IRC Section 1031 Tax Deferred Exchange, conveys and warrants to **Union St LLC, a Washington limited liability company** the following described real estate, situated in the County of **Skagit**, State of **Washington**:

Legal description attached hereto and incorporated herein as Exhibit A.

Subject to: Those items specifically set forth on Exhibit "B" attached hereto.

Abbreviated Legal: PTN SW SW, 20-34-04

Tax Parcel Number(s): 34042001170002

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20181804
MAY 01 2018

Amount Paid \$ 13,511.64
By *[Signature]* Skagit Co. Treasurer
Deputy

Statutory Warranty Deed

LPB-10-05 (ltr) (1/06)

Fidelity National Title Company of Washington, Inc.

Reference: Statutory Warranty Deed 20376665 410 MP2

Dated: 4. 27.18

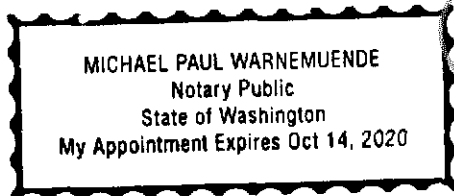
Duncan Hoke
Duncan Hoke

State of Washington

County of King Snohomish SS:

On this 27 day of April, 2018, before me personally appeared Duncan Hoke to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that He signed the same as HIS free and voluntary act and deed for the uses and purposes therein mentioned.
Given under my hand and official seal the day and year last above written.

Notary Public in and for the State of WA
Residing at King Co
My Appointment expires: 10/14/20



Reference: Statutory Warranty Deed **20376665 410 MP2**

Exhibit A

That portion of the following described tract lying Southerly and Westerly of Primary State Highway No. 1

as condemned under the decree entered June 22, 1954, in Skagit County Superior Court Cause No. 22445, records of Skagit County, Washington:

That portion of the Southwest Quarter of the Southwest Quarter of Section 20, Township 34 North, Range

4 East of the Willamette Meridian, described as follows:

Beginning at a point 100 feet South of the Northeast corner of PICKENS ADDITION TO THE TOWN OF

MOUNT VERNON, according to the plat thereof recorded in Volume 2 of Plats, page 105, records of Skagit County, Washington;

thence South along the East line of said addition and said line extended a distance of 329 feet;

thence East a distance of 393 feet, more or less, to the West line of Blodgett Road;

thence Northerly along the West line of the Blodgett Road to a point East of the point of beginning;

thence West a distance of 368 feet, more or less, to the point of beginning;

EXCEPT that portion thereof, if any, lying within the boundaries of street right of ways;

AND EXCEPT that portion thereof conveyed to the State of Washington by deed dated February 8, 1973

and recorded on February 14, 1973, under Auditor's File No. 781926, records of Skagit County, Washington;

AND ALSO EXCEPT the following described tract:

Beginning at the Northeast corner of Lot 11, PICKEN'S ADDITION TO THE TOWN OF MOUNT VERNON, according to the plat thereof recorded in Volume 2 of Plats, page 105, records of Skagit County, Washington;

thence South along the East line of said Picken's Addition a distance of 150.00 feet to the Southeast

corner of Lot 9;

thence East along the Easterly projection of the South line of said Lot 9 a distance of 6.00 feet;

thence North along a line which is parallel with and 6.00 feet East of the East line of said Picken's Addition

a distance of 150.00 feet;

thence West along the Easterly projection of the North line of Lot 11 of said Picken's Addition a distance of

6.00 feet to the point of beginning.

Situated in Skagit County, Washington.

Reference: Statutory Warranty Deed **20376665 410 MP2**
Exhibit B

Subject to:

1.

Relinquishment of all existing, future, or potential easements for access, light, view, and air and of all rights of ingress, egress and regress to, from, and between said premises and the highway (or highways) condemned by proceedings:

Under: Skagit County Superior Court Case No. 22445

To: State of Washington

2.

Relinquishment of all existing, future, or potential easements for access, light, view, and air and of all rights of ingress, egress and regress to, from, and between said premises and the highway (or highways) constructed on

lands conveyed by Deed

Recorded: March 14, 1973

Auditor's No.: 781926, records of Skagit County, Washington

To: State of Washington