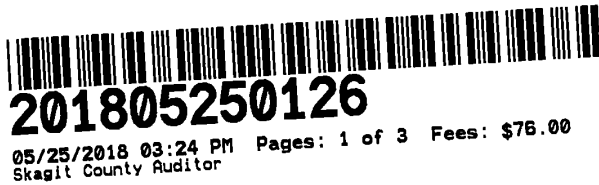


AFTER RECORDING MAIL TO:

Optimum Properties LLC
P.O. Box 836
Mount Vernon, WA 98273



Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-166966-OE

Land Title and Escrow Statutory Warranty Deed

THE GRANTOR MAGNA VAN PELT, an unmarried individual for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to OPTIMUM PROPERTIES LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Lots 1 & 2, EXCEPT Ptn Blk 4, Eastern Add. To Mt. Vernon, Ptn NE SW, 30-34-4 E W.M.
For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): P26820, 340420-0-124-0003, P52708, 3718-004-002-0007

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. 01-166966-OE.

Dated May 23, 2018

Magna Van Pelt
Magna Van Pelt

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

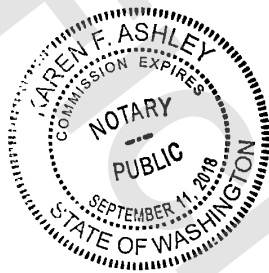
201805250126
MAY 25 2018

Amount Paid \$4633.00
By ME Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Magna Van Pelt is / are the person(s) who appeared before me, and said person(s) acknowledged that he / she / they signed this instrument and acknowledged it to be his / her / their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 24, 2018



Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2018

EXHIBIT "A"
Legal Description

PARCEL "A":

Lots 1 and 2, Block 4, "MAP OF THE EASTERN ADDITION TO MT. VERNON, SKAGIT CO., WASHINGTON," as per plat recorded in Volume 2 of Plats, page 100, records of Skagit County, Washington, EXCEPT the South 5 feet of said Lot 2.

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

PARCEL "B":

That part of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 20, Township 34 North, Range 4 East, W.M., lying West of the West line of an alley as conveyed to the City of Mount Vernon by deed filed for record under Auditor's File No. 403859, and between the North line of Lot 1, Block 4.

"MAP OF THE EASTERN ADDITION TO MT. VERNON, SKAGIT CO., WASHINGTON" extended East and the South line of the North 15 feet of Lot 2, Block 4 "MAP OF THE EASTERN ADDITION TO MT. VERNON, SKAGIT CO., WASHINGTON" extended East.

TOGETHER WITH with that part of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 20, Township 34 North, Range 4 East W.M., lying West of the West line of an alley as conveyed to the city of Mount Vernon by deed filed for record under Auditor's File No. 403859, and between the Easterly extensions of the South line of the North 15 feet of Lot 2 and the North line of the South 5 feet of Lot 2, in Block 4 of "MAP OF THE EASTERN ADDITION TO MT. VERNON, SKAGIT CO., WASHINGTON".

PARCEL "C":

That part of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 20, Township 34 North, Range 4 East, W.M., lying Easterly of the East Line of the "MAP OF THE EASTERN ADDITION TO MT. VERNON, SKAGIT CO., WASHINGTON", as per plat recorded in Volume 2 of Plats, page 100, records of Skagit County, Washington, between the Easterly projection of the South Line of Block 3 and the North Line of Block 4 in said Plat; and Westerly of the West Line of the alley as shown on the Plat of Hartley & Rings Addition to the City of Mount Vernon, as per plat recorded in Volume 6 of Plats, page 16, records of Skagit County, Washington.

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

Exhibit "A"