



**201807100038**

07/10/2018 01:25 PM Pages: 1 of 2 Fees: \$100.00  
Skagit County Auditor

When recorded return to:  
Thomas A Little  
101 N Sunset Drive  
Camano Island, WA 98282

Recorded at the request of:  
Guardian Northwest Title  
File Number: 115944

**Statutory Warranty Deed**

115944

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR SMVBP 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 Thomas A. Little, a single man the following described real estate, situated in the County of Skagit, State of Washington.

**Abbreviated Legal:**

Section 29, Township 34 North, Range 4 East, NW SW (aka Lots 2 and 6, South Mount Vernon Business Park BSP)

Tax Parcel Number(s): P126615, 8072-000-002-0000, P126619, 8072-000-006-0000

Lots 2 and 6, as delineated on "SOUTH MOUNT VERNON BUSINESS PARK BINDING SITE PLAN No. LU05-061", as approved on August 30, 2007 and recorded September 10, 2007 under Auditor's File No. 200709100133, records of Skagit County, Washington.

Situate in the County of Skagit, State of 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 per Exhibit "A" attached hereto

Dated 10-8-2018

SMVBP, LLC

By: Dan Mitzel, Authorized Agent

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2018 3000

JUL 10 2018

Amount Paid \$8015.00  
Skagit Co. Treasurer  
By man Deputy

STATE OF Washington  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Dan Mitzel is the person who appeared before me, and said person acknowledged that He signed this instrument and acknowledged it as the Authorized Agent of SMVBP, LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 10-8-2018



Eleanor Romero  
Katie Hickok Eleanor Romero

Notary Public in and for the State of Washington

Residing at Washington Mt Vernon

My appointment expires: 1/07/2019 10/23/2021

## Exhibit A

### EXCEPTIONS:

A. Relinquishment of rights of access to State Highway and of light, view and air under terms of Decree of Appropriation, entered November 12, 1973 in Skagit County Cause No. 32903.

B. 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: Survey  
Recorded: February 3, 2006  
Auditor's No.: 200602030192

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation  
Dated: May 11, 2006  
Recorded: May 22, 2006  
Auditor's No.: 200605220171  
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."  
Area Affected: All streets and road rights-of-way and a strip of land 10 feet in width parallel to private/public street and road rights-of-way

D. 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: South Mount Vernon Business Park Binding Site Plan No. LU05-061  
Recorded: September 10, 2007  
Auditor's No.: 200709100133

E. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: August 26, 2011  
Auditor's No.: 201108260079  
Executed By: State Street Retail Center, LLC, et al