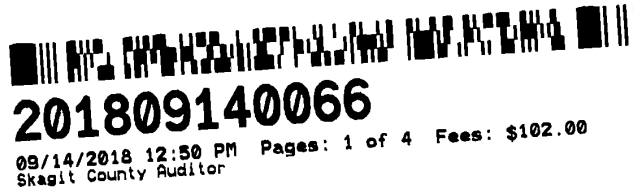


After recording return to:

Barron Smith Daugert, PLLC
300 N Commercial Street
Bellingham, WA 98225



DOCUMENT TITLE: Statutory Warranty Deed
GRANTOR: THE WATTS FAMILY PARTNERSHIP, a Washington General Partnership
GRANTEE: WATTS FAMILY LIMITED PARTNERSHIP, a Washington limited partnership

ABBREVIATED LEGAL DESCRIPTION: Lot(s): 2 CITY OF MOUNT VERNON SHORT, PLAT NO. MV-3-90

ADDITIONAL LEGAL DESCRIPTION ON PAGE(S) 4 OF DOCUMENT. SKAGIT COUNTY WASHINGTON
ASSESSOR'S TAX/PARCEL NUMBER(S): P26915 / 340420-1-022-0103 REAL ESTATE EXCISE TAX
SEP 14 2018

STATUTORY WARRANTY DEED
RECITALS

Amount Paid \$
By Skagit Co. Treasurer
Deputy

WHEREAS, on or about December 6, 1991, pursuant to that certain Statutory Warranty Deed recorded under Skagit County Auditor's File No. 9112060127, Arthur B. Watts and Margaret M. Watts (the "Watts") became the vested owners of an undivided 83.4% interest in the real property located in Skagit County, Washington, described in **Exhibit A** attached hereto and incorporated herein by this reference (the "Property") and The Watts Family Partnership, a Washington General Partnership became the vested owner of an undivided 16.6% interest in the Property.

WHEREAS, the Watts gifted their undivided 83.4% interest in the Property to The Watts Family Partnership most likely at the end of December 1991. As a result of the passage of time and the destruction of documentation in the normal and ordinary course, no definitive evidence has been located as to the exact date of the gift.

WHEREAS, the gift was not documented via a deed, although other written documentation exists to substantiate the gift providing that The Watts Family Partnership held 100% of the Property.

WHEREAS, The Watts Family Partnership, in connection with a mere change in identity as that term is understood under RCW 82.45, subsequently transferred its 100% interest in the Property to the Watts Family Limited Partnership, LP, a Washington limited partnership on or about December 31, 1999.

WHEREAS, the transfer from The Watts Family Partnership to the Watts Family Limited Partnership, LP, was not documented via a deed, although other written documentation exists to substantiate the transfer.

WHEREAS, in connection with an anticipated sale of the Property it was discovered that no written instrument had been recorded to transfer the Watts' undivided 83.4% interest in the Property to The Watts Family Partnership and the subsequent transfer of the 100% interest in the Property held by The Watts Family Partnership to Watts Family Limited Partnership, LP.

WHEREAS, both of the Watts are now deceased and the respective Personal Representatives of their respective estates have confirmed and documented the transfer of the Property via gift to The Watts Family Partnership effective as of December 31, 1991, the presumed date of the transfer by the Watts to The Watts Family Partnership of the undivided 83.4% interest in the Property pursuant to that certain Statutory Warranty Deeds recorded under Skagit County Auditor's File No. *those* *201809140064 and 201809140065.*

WHEREAS, The Watts Family Partnership now wishes to confirm and document the transfer of 100% of the Property to the Watts Family Limited Partnership, LP in connection with a mere change in identify effective as of December 31, 1994, the presumed date of the transfer by The Watts Family Partnership to the Watts Family Limited Partnership, LP.

CONVEYANCE

NOW THEREFORE, for good and valuate consideration having been received, The Watts Family Partnership, a Washington General Partnership, conveys and warrants to the WATTS FAMILY LIMITED PARTNERSHIP, a Washington limited partnership, as Grantee, the Property effective as of December 31, 1999.

SIGNATURE ON FOLLOWING PAGE

Statutory Warranty Deed - 2

DATED this 13 day of September, 2018.

GRANTOR:

The Watts Family Partnership

By: William M. Watts
William M. Watts, its general partner

STATE OF WASHINGTON)

) ss.

COUNTY OF WHATCOM)

This record was acknowledged before me on September 13, 2018, by
WILLIAM M. WATTS as General Partner of The Watts Family Partnership.

(SEAL/STAMP)



Shawn Lorane Fuller
NOTARY PUBLIC
Printed Name: Shawn Lorane Fuller
My Commission Expires: 12-20-2021

EXHIBIT "A"

PARCEL A:

Tract 2, CITY OF MOUNT VERNON SHORT PLAT NO. MV-3-90, approved April 4, 1990 and recorded April 5, 1990 under Auditor's File No. 9004050037, in Volume 9 of Short Plats, page 219, records of Skagit County, Washington; being a portion of the Southeast Quarter of the Northeast Quarter of Section 20, Township 34 North, Range 4 East, W.M.

Situated in Skagit County, Washington.

PARCEL B:

An non-exclusive easement for ingress, egress and utilities over and across the West 20 feet of Tract 1 of CITY OF MOUNT VERNON SHORT PLAT NO. MV-3-90, approved April 4, 1990 and recorded April 5, 1990 under Auditor's File No. 9004050037, in Volume 9 of Short Plats, page 219, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL C:

A non-exclusive easement for sewer purposes over the North 10 feet of Tract 9, RIDGEWOOD 2ND ADDITION, according to the plat thereof, recorded in Volume 11 of Plats, page 40, records of Skagit County, Washington; and over the North 30 feet of Tract A and over the North 10 feet of Tract B, CITY OF MOUNT VERNON MV-5-78, recorded October 10, 1978, in Volume 3 of Short Plats, page 13, under Auditor's File No. 889732, records of Skagit County, Washington.

Situated in Skagit County, Washington.

SUBJECT TO: Easements, dedications, restrictions and reservations of record.