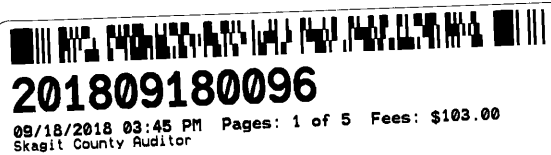


When recorded return to:
Samish Bay Flats LLC, a Washington limited
liability company
1200 Westlake Ave N, #310
Seattle, WA 98109



Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

4717 South 19th Street, Suite 101
Tacoma, WA 98405

Escrow No.: 0129745-OC

CHICAGO TITLE
620035291

STATUTORY WARRANTY DEED

THE GRANTOR(S) Watts Family Limited Partnership, a Washington limited partnership
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Samish Bay Flats LLC, a Washington limited liability company

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Lot 2, City of Mount Vernon SP NO. MV-3-90

Tax Parcel Number(s): 340420-1-022-0103,

Subject to:

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully
incorporated herein.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018 4146
SEP 18 2018

Amount Paid \$ 112,016.84
Skagit Co. Treasurer
By *HB* Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: September 14, 2018

Watts Family Limited Partnership,
a Washington limited partnershipBY: Emily Watts TidballEmily Watts Tidball
General PartnerState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Emily Watts Tidball is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as General Partner of Watts Family Limited Partnership to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 9/17/2018

[Signature]
Name: Czarina A. Jones
Notary Public in and for the State of WA
Residing at: Newcastle
My appointment expires: 3-09-2021



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P26915 / 340420-1-022-0103

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.

EXCEPTIONS

Order No.: 0129745-OC

SPECIAL EXCEPTIONS

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Albert W. Dwelle
 Purpose: Lay and maintain a water main
 Recording Date: June 15, 1918
 Recording No.: 126149
 Affects: The exact location of said main is not disclosed of record

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on CITY OF MOUNT VERNON SHORT PLAT NO. MV-3-90:

Recording No: 9004050037

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on RIDGEWOOD SECOND ADDITION:

Recording No: 832025

Affects: Parcel C

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on CITY OF MOUNT VERNON SHORT PLAT NO. MV-5-78:

Recording No: 889732

Affects: Parcel C

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Pete H. Stuermans and Laura R. Stuermans, husband and wife
 Purpose: Ingress, egress and utilities and sanitary sewer line
 Recording Date: May 8, 1990
 Recording No.: 9005080165
 Affects: Portion of said premises

7. Standard Participation Contract including the terms, covenants and provisions thereof

Recording Date: May 8, 1990
 Recording No.: 9005080079

EXCEPTIONS**Order No.: 0129745-OC**

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: September 25, 1990
Recording No.: 9009250042
Affects: Portion of said premises
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Public Utility District No. 1 of Skagit County
Purpose: Water line, lines or related facilities
Recording Date: April 23, 1991
Recording No.: 9104230059
Affects: Portion of said premises
10. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,
- Recording Date: October 19, 2007
Recording No.: 200710190039
Matters shown: Possible encroachment of a fenceline along the Westerly line of said premises and possible gap
11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Comcast of Washington IV, Inc
Purpose: Broadband communication services
Recording Date: May 23, 2008
Recording No.: 200805230079
12. Easement(s) for the purpose(s) shown below and rights incidental thereto, if any, as granted in a document:
- Granted to: John Barone et al
Purpose: Sewer lines
Recording Date: June 30, 2004
Recording No.: 200406300080, 201406180066 and 201504290113
Affects: Portion of said premises
13. General and Special Taxes and Charges: not yet due and payable