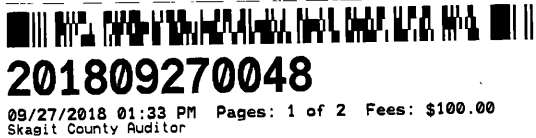


When recorded return to:
IGEN17, LLC
802 SE Everett Mall Way Ste A
Everett, WA 98208

Recorded at the request of:
Guardian Northwest Title
File Number: 116177



Statutory Warranty Deed

116177
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR DT Enterprises of Mt. Vernon, 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 IGEN17 LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Ptn. Lot 6, Block 5, Gates Addition to Mount Vernon

Tax Parcel Number(s): P52031, 3700-005-006-0000

Lot 6, Block 5, "MAP OF MOUNT VERNON, GATES 1ST AND 2ND ADDITIONS TO MOUNT VERNON", as per plat recorded in Volume 2 of Plats, page 98, records of Skagit County, Washington.

EXCEPT the West 7 feet thereof conveyed to the City of Mount Vernon for alley purposes by Deed recorded May 8, 1924 in Volume 133 of Deeds, page 81, under Auditor's File No. 174092.

Situate in the City of Mount Vernon, 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 9.26.18

DT Enterprises of Mount Vernon, LLC

Donna Toepfer
By: Donna Toepfer, Member

Gary Brown
By: Gary Brown, Member

STATE OF Washington }
COUNTY OF Skagit } SS:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20184295
SEP 27 2018

Amount Paid \$ 10,952.00
Skagit Co. Treasurer
By Pham Deputy

I certify that I know or have satisfactory evidence that Donna Toepfer and Gary Brown is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the Members of DT Enterprises of Mount Vernon, LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 9.26.18

Elizabeth Galbreath
Notary Public in and for the State of Washington
Residing at Washington Coronado Island
My appointment expires: 1/07/2019 3-20-20



Exhibit A

EXCEPTIONS:

A. 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:	Gates' 1 st and 2 nd Addition to Mount Vernon
Recorded:	May 4, 1885
Auditor's No.:	Volume 2 of Plats page 98, Skagit County