



201811160064

11/16/2018 10:48 AM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

When recorded return to:

Mt Baker Motor Sports, LLC, a Washington limited liability company
27215 55th Ave. NE
Arlington, WA 98223

Recorded at the request of:

Guardian Northwest Title
File Number: 116407

Statutory Warranty Deed

THE GRANTOR S & B Land, 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 GRANTEE Mt Baker Motor Sports, LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Section 31, Township 34 North, Range 4 East, Ptn. SE SE (aka Lot 5, MV SP# LU-06-060)
For Full Legal See Attached Exhibit "A"

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 described in Exhibit "B" attached hereto

Tax Parcel Number(s): P127852, 340431-4-015-0600

Dated November 15, 2018

S&B Land, LLC

Richard H. Smith
By: Richard H Smith, Member
Robert E Burkland
By: Robert E Burkland, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018 NOV 16 2018

Amount Paid \$ 8549.00
By Patricia A Smith
Skagit Co. Treasurer
Deputy
By: Patricia A Smith, Member
Pamela K Burkland
By: Pamela K Burkland, Member

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Richard H Smith, Patricia A Smith, Robert E Burkland and Pamela K. Burkland are the persons who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the Members of S&B Land LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

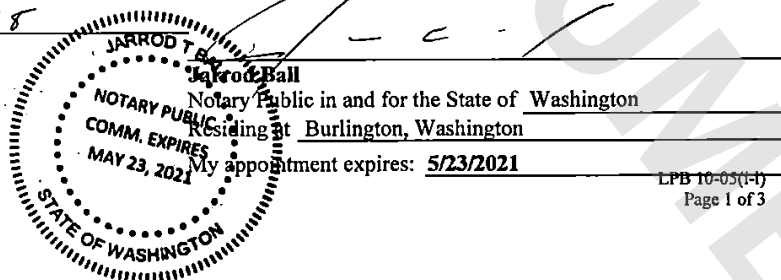
Dated: Nov. 15, 2018

EXHIBIT A

Lot 5, City of Mount Vernon Short Plat No. LU-06-060, approved July 15, 2008 and recorded July 29, 2008 as Auditor's File No. 200807290144, records of Skagit County, Washington; being a portion of the Southeast 1/4 of the Southeast 1/4 of Section 31, Township 34 North, Range 4 East, W.M..

Exhibit B

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: Short Plat No. LU-06-060

Recorded: July 29, 2008

Auditor's No.: 200807290144

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

Recorded: July 29, 2008

Auditor's No.: 200807290145

Executed By: S & B Land, LLC

C. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., a Washington corporation

Dated: September 13, 2007

Recorded: September 24, 2007

Auditor's No.: 200709240146

Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.