

When recorded return to:
3814 Old Hwy 99 S, Mt. Vernon, LLC
18000 International Blvd
Seattle, WA 98188



201812210039

12/21/2018 01:16 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Recorded at the request of:

File Number: 116223

Statutory Warranty Deed

116223
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Brown Line Properties, 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 3814 Old Highway 99 S Mt. Vernon, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lots 4 and 10, Hilde Commercial Facility Binding Site Plan No. 97-0361

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): P29593, 8020-000-010-0000, P113736, 8020-000-004-0000

Dated 12.18.2018

Brown Line Properties LLC

Jack Hilde
By Jack Hilde, Managing Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20185532
DEC 21 2018

Amount Paid \$ 63,317.82
Skagit Co. Treasurer
By nam Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jack Hilde is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Managing Member of Brown Line Properties, LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 12.18.2018



Eleanor Romero
Notary Public in and for the State of Washington
Residing at Washington Mt. Vernon
My appointment expires: 06/23/2021

EXHIBIT A

Lots 4 and 10, Hilde Commercial Facility Binding Site Plan No. 97-0361, approved November 25, 1998, recorded November 25, 1998, in Volume 13 of Short Plats, Pages 186 and 187, under Auditor's File No. 9811250022 and being a portion of the Northwest Quarter of the Southwest Quarter, Section 32, Township 34 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

Exhibit A**EXCEPTIONS:**

A. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington:

Recorded: April 14, 1953
Auditor's No.: 487101

B. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington:

Recorded: June 19, 1953
Auditor's No.: 489685

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Recorded: February 20, 1987
Auditor's No. 8702200057
Purpose: Underground electrical system
Area Affected: As disclosed in instrument

D. Drainage Ditch right-of-way appropriated by Drainage District No. 17 in Skagit County Superior Court Cause No. 17539.

E. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Hilde Commercial Facility Binding Site Plan, BSP No. 97-0361
Recorded: November 25, 1998
Auditor's No.: 9811250022

F. Articles of Incorporation of Hilde Commercial Facility Maintenance Association, Including the Terms and Provisions Therein;

Recorded: November 25, 1998
Auditor's No. 9811250023

Some of the Provisions of said Articles are in the nature of restrictive covenants.

G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon
Recorded: November 9, 2000
Auditor's No. 200011090153
Purpose: Utility purposes as set forth therein
Area Affected: The West 25 feet of Lot 10

H. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, 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: September 17, 2018
Auditor's No.: 201809170023
Affects: Portions of the Southwesterly portion of the subject property

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, **and older Plats that have opted in**, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".