



201812240122

12/24/2018 02:17 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

When recorded return to:

Howe Family Properties, LLC
121 South Spruce Street, NA
Burlington, WA 98233

STATUTORY WARRANTY DEED 18-1148
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Commonwealth Holdings LLC, a Washington Limited Liability Company, 504 East Fairhaven Avenue, Burlington, WA 98233,

for and in consideration of Ten dollars and other valuable consideration, as part of an IRS 1031 Tax Deferred Exchange,

in hand paid, conveys, and warrants to Howe Family Properties, LLC, a Washington Limited Liability Company

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

PTN LOTS 16, 18, 19, 20, ALL 17, BLK 104 AMENDED PLAT BURLINGTON

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): P71990 & 4076-104-018-0001

Dated: 12/21/2018

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20185572
DEC 24 2018

Amount Paid \$10,916.40
Skagit Co. Treasurer
By *Mulan* Deputy

Commonwealth Holdings LLC, a Washington Limited Liability Company

By: *[Signature]*
Kendall Gentry, Manager/ Member

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Kendall Gentry 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 the Manager/ Member of Commonwealth Holdings LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 21st day of December, 2018

Mary Miller
Signature

Notary Public
Title

My appointment expires: 01-19-2022



EXHIBIT A
LEGAL DESCRIPTION

Property Address: 121-127 South Spruce Street, Burlington, WA 98233
Tax Parcel Number(s): P71990 & 4076-104-018-0001

Property Description:

Lot 16, EXCEPT the West 20 feet thereof, all of Lot 17; Lot 18, EXCEPT the North 34.43 feet of the East 24.8 feet thereof; and Lots 19 and 20, EXCEPT the North 34.43 feet thereof; all in Block 104, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH," as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

Situate in the City of Burlington, County of Skagit, State of Washington

Statutory Warranty Deed
LPB 10-05

Order No.: 18-1148-MM

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EXHIBIT B

18-1148-MM

1. 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 named Amended Plat of Burlington, Skagit County, Wash. recorded July 3, 1894 as Auditor's File No. 16511 (Volume 3 of Plats, page 17).

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".

2. Easement, affecting a portion of subject property for the purpose of Sewer Line including terms and provisions thereof granted to City of Burlington recorded May 12, 1947 as Auditor's File No. 404292

3. Easement, affecting a portion of subject property for the purpose of non-exclusive surface easement for vehicle parking lot including terms and provisions thereof granted to John L. Clanton and Frances Clanton recorded June 10, 1971 as Auditor's File No. 753878

4. Unrecorded leaseholds, if any, rights of vendors and chattel mortgagees of personal property, and rights of tenants to remove trade fixtures at the expiration of term.