



201812240125

12/24/2018 02:17 PM Pages: 1 of 3 Fees: \$101.00 Skagit County Auditor

When recorded return to:
Commonwealth Holdings LLC
504 East Fairhaven
Burlington, WA 98233

Recorded at the request of: Guardian Northwest Title

File Number: A115871

Statutory Warranty Deed

A115871

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Triangle C, LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION as part of an IRS Tax Deferred Exchange in hand paid, conveys and warrants to GRANTEE SEAS Holding LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Apartments A, B and C of 3201 Building Condominium

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): P83313, 4487-000-001-0003, P83314, 4487-000-002-0002, P83315, 4487-000-003-0001

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20185573
DEC 24 2018

Dated December 13th, 2018

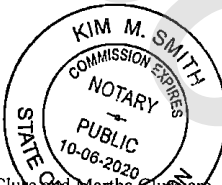
Amount Paid \$14,245.⁰⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

Triangle C LLC

[Signature: Harold R. Clure]
By: Harold Clure, Manager/Member

[Signature: Martha Clure]
By: Martha Clure, Manager/Member

STATE OF WASHINGTON
COUNTY OF Skagit } SS:



I certify that I know or have satisfactory evidence that Harold Clure and Martha Clure are the persons who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the Managers/Members of Triangle-C LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: Dec. 21, 2018

[Signature: Kim M. Smith]

Notary Public in and for the State of WA
Residing at MOUNT VERNON
My appointment expires: 10-6-2020

EXHIBIT A

PARCEL A:

Apartment A of 3201 BUILDING, a Condominium, according to survey maps and floor plans recorded in Volume 14 of Plats, page 35, records of Skagit County, Washington, as declared in Declaration recorded under Auditor's File No. 8705140050, said Declaration being an addendum of Declaration recorded under Auditor's File No. 8609090036.

TOGETHER WITH an undivided 28.12 percentage interest in the common areas and facilities described in said Declaration.

PARCEL B:

Apartments B and C of 3201 BUILDING, a Condominium, according to survey maps and floor plans recorded in Volume 14 of Plats, page 35, records of Skagit County, Washington, as declared in Declaration recorded under Auditor's File No. 8705140050, said Declaration being an addendum of Declaration recorded under Auditor's File No. 8609090036.

TOGETHER WITH an undivided 47.16 percentage interest in the common areas and facilities described in said Declaration.

M.R.E. *K.O.C.*

Exhibit B

EXCEPTIONS:

A. Terms, provisions, requirements and limitations contained in the Horizontal Property Regimes Act, chapter 156, Laws of 1963 (R.C.W. 64.32) as now amended or as may hereafter be amended.

B. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989 (R.C.W. 64.34) and as may be hereafter amended.

C. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and as may be contained in the bylaws adopted pursuant to said Declaration.

Recorded: September 9, 1986
Auditor's File No.: 198609090036

The terms of said Declaration were amended by instrument dated May 12, 1987 and recorded May 14, 1987 under Auditor's File No. 198705140050.

By-laws for said Condominium were recorded September 9, 1986 under Auditor's File No. 198609090035.

D. Any question that may arise regarding the covered concrete walkway, retaining wall and electricity vault encroaching onto adjoining properties.

E. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.
Dated: June 23, 1986
Recorded: July 2, 1986
Auditor's No.: 198607020051
Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.
Affects: The North 5 feet of the East 5 feet of the common area