



201903050078

03/05/2019 03:34 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

When recorded return to:

Malak LLC
16645 Jungquist Road
Mount Vernon, WA 98273

GUARDIAN NORTHWEST TITLE CO.
STATUTORY WARRANTY DEED 19-1696

THE GRANTOR(S) Janette Carroll, managing member of Bearcat Inspired LLC, a Limited Liability Company, a dissolved Washington Limited Liability Company on October 18, 2016, the date of its administrative dissolution, as Trustees for the members of record of said Limited Liability Company on said date., 2210 Kulshan View Drive, Mount Vernon, WA 98273,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Malak 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.

Abbreviated legal description: Property 1:
Por SE 1/4 SE 1/4 of Sec 20, Twp 34N, R 4 E, WM

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): P26693 & 340420-4-007-0200

Dated: 3/5/19

Bearcat Inspired LLC, a Limited Liability Company

By: Janette Carroll
Janette Carroll, Managing Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 806
MAR 05 2019

Amount Paid \$ 6,279.⁵⁰
Skagit Co. Treasurer
By nam Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-1696-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Janette Carroll 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 Managing Member of Bearcat Inspired LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 5 day of March, 2019

Tricia Cisneros
Signature

TRICIA CISNEROS
Title

My appointment expires: 6-9-22

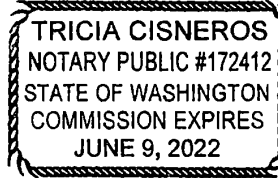


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 2149 East Section Street, Mount Vernon, WA 98274
Tax Parcel Number(s): P26693 & 340420-4-007-0200

Property Description:

The South 215 feet to the center of right of way of the following described tract:

That Portion of the Southeast 1/4 of the Southeast 1/4 of Section 20, Township 34 North, Range 4 East, W.M., described as follows:

Beginning, at a point on the North line of the road along the South line of said subdivision, commonly known as Section Street, said point being 297 feet East of the West line of the East 30 rods of said subdivision;
thence East along said North line to the West line of the East 30 feet of said subdivision, as conveyed to the City of Mount Vernon by Deed recorded under Auditor's File No. 869709 for LaVenture Road;
thence North along said West line 660 feet;
thence West to a point North of the point of beginning;
thence South to the point of beginning;

EXCEPT that portion conveyed to the City of Mount Vernon, Washington, described as follows:

Beginning at a point on the North line of the road along the South line of said subdivision, commonly known as Section Street, that is 30.00 feet West of the East subdivision line;
thence North $1^{\circ}02'36''$ East, 140.00 feet along the West line of the LaVenture Road right of way as deeded to the City of Mount Vernon under Auditor's File No. 869709 records of Skagit County, Washington;
thence South $08^{\circ}58'24''$ West a distance of 108.72 feet;
thence South $39^{\circ}28'37''$ West a distance of 40.20 feet to a point on the North line of the road along the South line of said subdivision;
thence South $87^{\circ}46'48''$ East along said North line a distance of 40.00 feet to the point of beginning;

AND EXCEPT roads.

Situate in the County of Skagit, State of Washington.

EXHIBIT B

19-1696-KH

1. Easement, affecting a portion of subject property for the purpose of overhang of facilities including terms and provisions thereof granted to Puget Sound Power and Light Company recorded 07/06/1978 as Auditor's File No. 882869
2. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded 04/25/1990, as Auditor's File No. 9004250026.
3. 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 Survey recorded 06/23/2009 as Auditor's File No. 200906230044.
4. Easement, affecting a portion of subject property for the purpose of use of existing structure, ingress, egress and utilities and other, including terms and provisions thereof granted to Brett Robbins recorded 11/28/2018 as Auditor's File No. 201811280025

Statutory Warranty Deed
LPB 10-05

Order No.: 19-1696-KH

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