

When recorded return to:  
Mountain View Veterinary Real Estate LLC, a  
Washington Limited Liability Company  
110 N 15th Street  
Mount Vernon, WA 98273



201903260063

03/26/2019 03:09 PM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

Escrow No.: 500080996

CHICAGO TITLE  
500080996

### STATUTORY WARRANTY DEED

THE GRANTOR(S) B&I Property Holdings, LLC, A Washington Limited Liability Company  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Mountain View Veterinary Real Estate LLC, a Washington  
Limited Liability Company

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Lot(s): A SP No. MV-2-78 In Bk 2 of SP, Pg 185, in NE of 20-34-4

Tax Parcel Number(s): P26893 / 340420-1-008-0200

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20191082

MAR 26 2019

Amount Paid \$10,240.00  
Skagit Co. Treasurer  
By *man* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: March 20, 2019

B&I Property Holdings, LLC, A Washington Limited Liability Company

BY: [Signature]  
Kenneth Allen Baber  
Member

BY: [Signature]  
Debra Ann Inglis  
Member

State of washington  
County of Skagit

I certify that I know or have satisfactory evidence that Kenneth Allen baber and Debra Ann Inglis  
(s/are) the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Members of B&I Property Holdings, LLC, A Washington Limited Liability Company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: March 25, 2019

[Signature]  
Name: Katheryn A Freeman  
Notary Public in and for the State of WA  
Residing at: Snohomish CO  
My appointment expires: 9-01-2022

Notary Public  
State of Washington  
Katheryn A Freeman  
Commission No. 149913  
My Commission Expires 09-01-2022

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P26893 / 340420-1-008-0200**

TRACK "A" OF MOUNT VERNON SHORT PLAT NO. MV-2-78, APPROVED JANUARY 27, 1978 AND RECORDED JANUARY 27, 1978 IN BOOK 2 OF SHORT PLATS, PAGE 185, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.; EXCEPT THAT PORTION, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN QUIT CLAIM DEED TO NORMAN E. BERG AND RECORDED UNDER RECORDING NO. 9001240099 (DESCRIBED AS PARCEL "B" ON EXHIBIT D THEREON);  
THENCE SOUTH 1°11'15" EAST 148.00 FEET ALONG THE WEST LINE OF SAID BERG TRACT (ALSO BEING THE EAST LINE OF SAID TRACT "A" SHORT PLAT MV-2-78) TO THE NORTH MARGIN OF DIVISION STREET;  
THENCE SOUTH 89°53'45" WEST 49.38 FEET ALONG SAID NORTH MARGIN OF DIVISION STREET (ALSO BEING THE SOUTH LINE OF SAID TRACT "A" SHORT PLAT MV-2-78) TO THE EAST MARGIN OF SEVENTEENTH STREET;  
THENCE NORTH 1°08'56" WEST 148.00 FEET ALONG SAID EAST MARGIN OF SEVENTEENTH STREET (ALSO BEING THE WEST LINE OF SAID TRACT "A" SHORT PLAT MV-2-78) TO A POINT BEARING SOUTH 89°53'45" WEST FROM THE POINT OF BEGINNING;  
THENCE NORTH 89°53'45" EAST 49.28 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Standard Participation Contract and the terms and conditions thereof:

Recording Date: March 17, 1978  
Recording No.: 875662  
Regarding: Sewers

By said instrument, the City of Mount Vernon also acknowledged payment of \$820.98.

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. MV-2-78:

Recording No: 872767

3. Assessments, if any, levied by Mount Vernon.
4. City, county or local improvement district assessments, if any.