

When recorded return to:  
Paul Woodmansee  
PT Metcalf, LLC  
PO Box 619  
Sedro Woolley, WA 98284

  
**201904010109**  
04/01/2019 11:43 AM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620037659

**CHICAGO TITLE**  
*620037659*

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) VM Investments Sedro 720 LLC, a Washington limited liability company and VM Investments Sedro 702 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 PT Metcalf, 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.)

Tax/Map ID(s): Ptn Lots 8-12, Blk 6, Woolley, The HUB of Skagit County

Tax Parcel Number(s): P77484/4177-006-016-0008, P77491/4177-006-900-0205,  
P77481/4177-006-011-0003, P77480/4177-006-008-0008,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20191159  
APR 01 2019

Amount Paid \$21,365.<sup>00</sup>  
Skagit Co. Treasurer  
By *nam* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: March 26, 2019

VM Investments Sedro 720 LLC

BY: Virgil Morgan, Jr Member  
Virgil Morgan, Jr  
Member

BY: Mary E. Morgan Member  
Mary E. Morgan  
Member

VM Investments Sedro 702 LLC

BY: Virgil Morgan, Jr Member  
Virgil Morgan, Jr  
Member

BY: Mary E. Morgan Member  
Mary E. Morgan  
Member

State of WASHINGTON  
County of Skaagit

I certify that I know or have satisfactory evidence that Virgil Morgan, Jr and Mary E. Morgan are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Members of VM Investments Sedro 720 LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: March 27 2019  
Jana K Quinn  
Name: Jana K Quinn  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 06/29/2019

JANA K QUINN  
Notary Public  
State of Washington  
My Commission Expires  
June 29, 2019

State of WASHINGTON  
County of Skaagit

I certify that I know or have satisfactory evidence that Virgil Morgan, Jr and Mary E. Morgan are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Members of VM Investments Sedro 702 LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: March 27 2019  
Jana K Quinn  
Name: Jana K Quinn  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 06/29/2019

JANA K QUINN  
Notary Public  
State of Washington  
My Commission Expires  
June 29, 2019

**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): P77484/4177-006-016-0008, P77491/4177-006-900-0205,  
P77481/4177-006-011-0003 and P77480/4177-006-008-0008

---

PARCEL "A":

LOTS 12, 13 AND 14, EXCEPT THE NORTH 50 FEET THEREOF, AND LOT 15, EXCEPT THE NORTH 50 FEET OF THE EAST 20 FEET THEREOF, AND ALL OF LOTS 7 AND 16 AND THE WEST 10 FEET OF LOT 8, BLOCK 6, "WOOLLEY, THE HUB OF SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 92, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE CITY OF SEDRO-WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B":

THE EAST 20 FEET OF LOT 8, AND THE NORTH 67 FEET OF LOTS 9, 10 AND 11, IN BLOCK 6, "WOOLLEY, THE HUB OF SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 92, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE CITY OF SEDRO-WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "C":

THE SOUTH 23 FEET 10 INCHES OF THE NORTH 50 FEET OF LOTS 12, 13 AND 14, AND THE SOUTH 23 FEET 10 INCHES OF THE NORTH 50 FEET OF THE EAST 20 FEET OF LOT 15 IN BLOCK 6, "WOOLLEY, THE HUB OF SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 92, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, SPECIFICALLY EXCLUDING PARKING FOR SO LONG AS ANY SUCCESSOR GRANTEE DOES NOT ERECT A STRUCTURE THEREON, OVER THE WEST 10 FEET OF LOT 15 AND THE EAST 29 FEET OF LOT 16, BLOCK 6, "WOOLLEY, THE HUB OF SKAGIT COUNTY, WASHINGTON".

SITUATE IN THE CITY OF SEDRO-WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Party wall agreement and the terms and conditions thereof:  
Recording Date: August 19, 1911  
Recording No.: 86187
2. Party wall agreement and the terms and conditions thereof:  
Recording Date: February 1, 1913  
Recording No.: 94933
3. Party wall agreement and the terms and conditions thereof:  
Recording Date: January 23, 1914  
Recording No.: 100442
4. Party wall agreement and the terms and conditions thereof:  
Recording Date: January 23, 1914  
Recording No.: 100443
5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
Purpose: Steam pipe  
Recording Date: December 9, 1929  
Recording No.: 229145
6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
Purpose: Steam pipe  
Recording Date: December 9, 1929  
Recording No.: 229150
7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
In favor of: Chamber of Commerce of Sedro Woolley  
Purpose: Ingress and egress, specifically excluding parking  
Recording Date: December 11, 1964  
Recording No.: 659646
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by City of Sedro Woolley.
10. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.