



201908130048

08/13/2019 10:28 AM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

When recorded return to:

Gerd H. Immeyer and Toni Immeyer
5010 243rd Avenue NE
Redmond, Wa. 98053

STATUTORY WARRANTY DEED

19-2669

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) LDW Investments LLC, a Washington Limited Liability Company and Luther Wilson and Lyhea Wilson, husband and wife, 1200 West Division Street, Mount Vernon, WA 98273,

for and in consideration of **ten dollars and other valuable consideration, pursuant to a 1031 Tax Deferred Exchange**

in hand paid, conveys, and warrants to Gerd H. Immeyer and Toni Immeyer, husband and wife

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: Section 19, Township 34 North, Range 4 East -- SE NW (aka TR A & Ptn TR B SP
MV-3-84

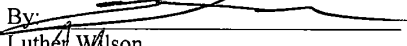
This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Releasing any and all interest in Memorandum of lease recorded as Auditor's #200508300129

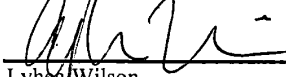
Tax Parcel Number(s): P26398 & 340419-0-074-0006


Dated: August 12, 2019

LDW Investments LLC, a Limited Liability Company


By: 
Luther Wilson

Individually 
Luther Wilson


Lyhea Wilson


Lyhea Wilson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019-3401
AUG 13 2019

Amount Paid \$ 22,433.⁰⁰
Skagit Co. Treasurer
By  Deputy

Statutory Warranty Deed
LPB 10-05

STATE OF WASHINGTON
COUNTY OF ISLAND

I certify that I know or have satisfactory evidence that Luther Wilson and Lyhea Wilson are the person who appeared before me, and said person acknowledged that they signed this instrument, on oath, stated that they were authorized to execute the instrument and acknowledged it as the Manager/Member of LDW Investments LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument and personally as individuals

Dated: 8th day of August, 2019

Sarah G. Johnson
Signature

Notary
Title

My appointment expires: 6-8-23

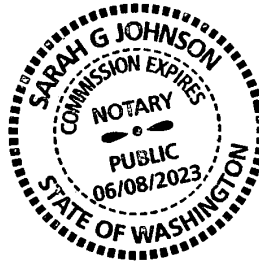


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 1200 West Division Street, Mount Vernon, WA 98273
Tax Parcel Number(s): P26398 & 340419-0-074-0006

Property Description:

PARCEL "A":

Tract "A" of Short Plat No. MV-3-84, as recorded February 29, 1984 in Volume 6 of Short Plats, pages 124 and 125, recorded under Auditor's File No. 8402290058, records of Skagit County, Washington; being a portion of the Southwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 19, Township 34 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of Tract "B" of Short Plat No. MV-3-84, as recorded February 29, 1984 in Volume 6 of Short Plats, pages 124 and 125, recorded under Auditor's File No. 8402290058, records of Skagit County, Washington; being a portion of the Southwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 19, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of said Southwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of said Section 19;
thence North 88°21'00" East along the South line of said subdivision, a distance of 179.67 feet;
thence North 1°15'00" East a distance of 160.00 feet to a point on the South line of Tract "A" of said Short Plat No. MV-3-84;
thence North 88°45'00" West along the South line of said Tract "A", a distance of 10.00 feet to the Southwest corner of said Tract "A" and the true point of beginning of this property description;
thence continuing North 88°45'00" West along the Westerly projection of the South line of said Tract "A", a distance of 58.91 feet;
thence North 1°15'00" East parallel to the West line of said Tract "A", a distance of 51.71 feet;
thence North 88°45'00" West, a distance of 91.97 feet to a point which lies 20.00 feet at right angles from the West line of Tract "B" of said Short Plat No. MV-3-84;
thence North 0°52'35" East along a line parallel with and 20.00 feet Easterly of when measured at right angles to said West line of Tract "B", a distance of 118.16 feet;
thence South 88°45'00" East, a distance of 151.65 feet to a point on the most Westerly line of said Tract "A";
thence South 1°15'00" West along the most Westerly line of said Tract "A", a distance of 169.87 feet to the true point of beginning of this property description.

The above described tract being also known as Parcel 1 of that certain survey recorded September 9, 1990, under Auditor's File No. 9009050001 in Volume 10 of Surveys, page 91, records of Skagit County, Washington

Situate in the County of Skagit, State of Washington.

PARCEL "C":

That portion of Tract "B" of Short Plat No. MV-3-84 as recorded February 29, 1984 in Volume 6 of Short Plats, pages 124 and 125, recorded under Auditor's File No. 8402290058, records of Skagit County, Washington; being a portion of the Southwest 1/4 of the Southeast 1/4 of The Northwest 1/4 of Section 19, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of said Southwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of said Section

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19;
thence North 0°52'35" East along the West line of said Tract "B" of said Short Plat No. MV-3-84, a distance of 220.80 feet to the true point of beginning of this property description;
thence continuing North 0°52'35" East along the West line of said Tract "B", a distance of 118.16 feet;
thence South 88°45'00" East a distance of 20.00 feet to the Northwest corner of Parcel 1 of Tract "B" of that Record of Survey as recorded on September 5, 1990, in Volume 10 of Surveys, page 91, under Auditor's File No. 9009050001;
thence South 0°52'35" West along the West line of said Parcel 1 of Tract "B", a distance of 118.16 feet;
thence North 88°45'00" West, a distance of 20.00 feet to the true point of beginning of this property description,

Situate in the County of Skagit, State of Washington,

EXHIBIT B

19-2669-SJ

1. 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 December 15, 1980, as Auditor's File No. 8012150029.
2. 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 Short Plat No. MV-3-84 recorded February 29, 1984 as Auditor's File No. 8402290058.
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 September 5, 1990 as Auditor's File No. 9009050001.
4. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded February 11, 1991 under Auditor's File No. 9102110077.
5. Easement, affecting a portion of subject property for the purpose of Sewage and Drainage Facilities including terms and provisions thereof granted to City of Mount Vernon recorded June 24, 1993 as Auditor's File No. 9306240055

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