

201909270133
09/27/2019 01:52 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

When recorded return to:

WF Mount Vernon, LLC
8385 West Emerald Street
Boise, ID 83704

GUARDIAN NORTHWEST TITLE CO.
STATUTORY WARRANTY DEED 18-1019

THE GRANTOR(S) Watson Properties, a Washington Partnership, 14073 Hillwood Drive, Bow, WA 98232,

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

in hand paid, conveys, and warrants to WF Mount Vernon, LLC, an Idaho 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:
Portions of the SW NE of Section 18, Township 34 North, Range 4 East, W,M.

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): P131204 & 340418-1-010-0202 & P131203 & 340418-1-010-0102

Dated: 9/18/19

Watson Properties, a Washington Partnership

By: [Signature]
Bradley W. Watson, Member of Mountain Glen Management, LLC, it's General Partner

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20190927
SEP 27 2019

Amount Paid \$20,247.00
Skagit Co. Treasurer
By [Signature] Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 18-1019-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Bradley W. Watson, Member of Mountain Glen Management, LLC, it's General Partner of Watson Properties is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 17 day of July, 2019

Signature

Title

My appointment expires: 11-1-2022

CRAIG CAMMOCK

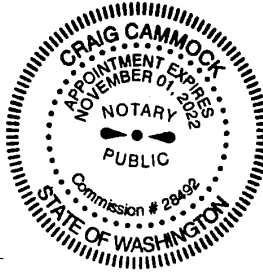


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 2121 Freeway Drive, Mount Vernon, WA 98273

Tax Parcel Number(s): P131204 & 340418-1-010-0202 & P131203 & 340418-1-010-0102

Property Description:

Tract "A" of City of Mount Vernon Boundary Line Adjustment Survey labelled BLA-ENGR 19-0184 and recorded July 9/17, 2019 as Auditor's File No. 201909270129 being a portion of Lot 2 of City of Mount Vernon Short Plat No. LU 09-045 approved August 9, 2012 and recorded August 14, 2012 as Auditor's File No. 201208140051; TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, across and under a 40-foot wide strip of Lot 3 of said Short Plat adjoining the South line of Lot 2 as delineated on the face of said Short Plat and BLA Survey; all of the above being a portion of the Southwest 1/4 of the Northeast 1/4 of Section 18, Township 34 North, Range 4 East, W,M,

Statutory Warranty Deed
LPB 10-05

Order No.: 18-1019-KH

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EXHIBIT B

18-1019-KH

1. Condemnation by the State of Washington of rights of access to State Highway and of light, vie and air, by decree entered in Skagit County Court Cause No. 22871.

2. Easement, affecting a portion of subject property for the purpose of road purpose including terms and provisions thereof granted to undisclosed recorded 07/01/1959 as Auditor's File No. 582616; said Easement also appeared of record on Warranty Fulfillment Deed recorded 08/06/1969 as Auditor's File No. 729583.

Said Easement was amended and enlarged by document recorded ^{Sept} ~~July~~ 27, 2019 as Auditor's File No.

201909270131

3. Easement, affecting a portion of subject property for the purpose of electric lines and related facilities including terms and provisions thereof granted to Puget Sound Power & Light recorded May 15, 1963 as Auditor's File No. 635958

Together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.

4. Agreement, affecting subject property, regarding Stormwater Facility Service and the terms and provisions thereof between City of Mount Vernon and Brad Watson, dated July 19, 2011, recorded August 4, 2011 as Auditor's File No. 201108040031.

5. 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 LU-09-045 recorded August 14, 2012 as Auditor's File No. 201208140051.

6. 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 City of Mount Vernon BLA No. BLA-ENGR 19-0184 recorded ~~July~~ ^{Sept} 9/27, 2019 as Auditor's File No. 201909270129..