



201910070019

10/07/2019 08:38 AM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

After Recording Return To:

BETTS AUSTIN JOHNSON, pllc
2200 Rimland Drive, Suite 230
Bellingham, WA 98226-6695

Document Title: Statutory Warranty Deed
Reference No. of Documents Released/Assigned: N/A
Grantor: VERN F. SIMS, L.L.C., a Washington limited liability company
Grantee: LDV BURLINGTON PROPERTIES, L.L.C., a Washington limited liability company
Abbreviated Legal: An Undivided One-Half Interest in the following: Section 7, Township 34, Range 4; Ptn. NW NE (aka Ptn Lots 1-2 REV SP 48-76)
Full Legal Description Attached as Exhibit "A" to Statutory Warranty Deed, page 3
Assessor's Tax Parcel ID #: P117699 / 340407-1-014-0700

STATUTORY WARRANTY DEED

The GRANTOR, VERN F. SIMS, L.L.C., a Washington limited liability company, for and in consideration of a mere change of identity, conveys and warrants to LDV BURLINGTON PROPERTIES, L.L.C., a Washington limited liability company, all of its undivided one-half interest in the following described real estate, situated in the County of Skagit, State of Washington, including any after acquired title:

See legal description attached hereto as Exhibit "A".

DATED: 9.3, 2019.

VERN F. SIMS, L.L.C., Grantor

By: Dan F. Sims, Manager

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019-4352

OCT 07 2019

Amount Paid \$ 0
Skagit Co. Treasurer
By Mam Deputy

By: Lance F. Sims, Manager

I certify that I know or have satisfactory evidence that DAN F. SIMS is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Manager of VERN F. SIMS, L.L.C., to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Tayum See
NOTARY PUBLIC
My appointment expires: 5.29.22

I certify that I know or have satisfactory evidence that LANCE F. SIMS is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Manager of VERN F. SIMS, L.L.C., to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Tayum See
NOTARY PUBLIC
My appointment expires: 5.29.22

EXHIBIT A

Tax Parcel No.: P117699 / 340407-1-014-0700

That portion of Tract 1 of Revised Short Plat No. 48-76, recorded in Volume 2 of Short Plats, page 11, under Auditor's File No. 848370, records of Skagit County, Washington, being a portion of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 7, Township 34 North, Range 4 East, W.M., Skagit County, Washington, described as follows:

Commencing at the Southwest corner of said Tract 1; thence along the South line of said Tract 1, South $88^{\circ}33'59''$ East, 328.76 feet to the point of beginning; thence North $1^{\circ}18'42''$ East, 339.00 feet; thence parallel with the South line of said Tract 1, South $88^{\circ}33'59''$ East, 283.80 feet to the East line of that parcel described in the Quit Claim Deed conveying to LDV Associates, recorded under Auditor's File No. 9510270072, said records; thence along said East line, South $1^{\circ}18'42''$ West, 339.00 feet to the South line of said Tract 1; thence along said South line, North $88^{\circ}33'59''$ West, 283.80 feet to the point of beginning.

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.