



202001020024

01/02/2020 10:50 AM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

When recorded return to:

Mt Baker Motor Sports, LLC
27215 55th Ave NE
Arlington, WA 98223

STATUTORY WARRANTY DEED

THE GRANTOR(S) S & B Land, LLC, a Limited Liability Company, ,
GUARDIAN NORTHWEST TITLE CO.
19-3130

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

in hand paid, conveys, and warrants to Mt Baker Motor Sports, LLC, a Washington 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:
Por of SE SE of Sec. 31, Twp. 34 N., R. 4 E., 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): P127853 & 340431-4-015-0700

Dated: 1-2-2020

S & B Land, LLC, a Limited Liability Company

By: Robert E Burkland
Robert E. Burkland, Member

By: Pamela K Burkland
Pamela K. Burkland, Member

By: Richard H Smith
Richard H. Smith

By: Patricia A Smith
Patricia A. Smith, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2020 3
JAN 02 2020

Amount Paid \$ 16816.00
Skagit Co. Treasurer
By B1 Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-3130-KH

Page 1 of 4

STATE OF WASHINGTON
COUNTY OF SKAGIT

Patricia A. Smith
Pamela K. Burkland
Richard H. Smith &

I certify that I know or have satisfactory evidence that Robert E. Burkland is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Member of S & B Land, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 2nd day of December 2019
January, 2020

Signature

Title

My appointment expires: 2-21-2022



EXHIBIT A
LEGAL DESCRIPTION

Property Address: 4103 Old Highway 99 South Road, Mount Vernon, WA 98273
Tax Parcel Number(s): P127853 & 340431-4-015-0700

Property Description:

Lot 6, City of Mount Vernon Short Plat No. LU-06-060, approved July 15, 2008 and recorded July 29, 2008 as Auditor's File No. 200807290144, records of Skagit County, Washington; being a portion of the Southeast 1/4 of the Southeast 1/4 of Section 31, Township 34 North, Range 4 East, W.M..

Statutory Warranty Deed
LPB 10-05

Order No.: 19-3130-KH

Page 3 of 4

EXHIBIT B

19-3130-KH

1. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT

PLAT/SURVEY:

Name: Short Plat No. LU-06-060

Recorded: July 29, 2008

Auditor's No.: 200807290144

2. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: July 29, 2008

Auditor's No.: 200807290145

Executed By: S & B Land, LLC

3. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., a Washington corporation

Dated: September 13, 2007

Recorded: September 24, 2007

Auditor's No.: 200709240146

Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

4. General Taxes for the year 2019 in the amount of \$12,406.26, have been paid in full for Tax Account No. P127853 (340431-4-015-0700).

5. Municipal assessments, if any, levied by the City of Mount Vernon. This Company suggests that inquiry be made to the City of Mount Vernon for current assessment status.

As a courtesy we believe that the fax numbers for local cities are as follows:

Anacortes (360) 293-1928	Lyman (360) 826-6473
Burlington (360) 755-9565	Mount Vernon (360) 336-0633
Concrete (360) 853-8002	Sedro Woolley (360) 855-0707
LaConner (360) 466-3901	Hamilton (360) 826-3027

6. Any tax, fee, assessments or charges as may be levied by Sundquist Drive Owner's Association.

Statutory Warranty Deed
LPB 10-05

Order No.: 19-3130-KH

Page 4 of 4