

When recorded return to:

Grace Perez
Neighborhood Innovators, LLC
2218 32nd Street
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620041176

CHICAGO TITLE
620041176

STATUTORY WARRANTY DEED

THE GRANTOR(S) Carmel Holmberg, married as separate property

for and in consideration of "Ten And No/100 Dollars (\$10.00) , and other valuable consideration, as part of an IRS 1031 Tax Deferred Exchange"

in hand paid, conveys, and warrants to Neighborhood Innovators, LLC, a Washington limited liability company

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 1 and the North 20 feet of Lot 2, Block 14, VERNON HEIGHTS SECOND ADDITION TO MT.
VERNON, according to the plat thereof recorded in Volume 3 of Plats, page 62, records of Skagit
County, Washington.

Situated in Skagit County, Washington..

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P54642 / 3764-014-002-0009

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-297

Jan 24 2020

Amount Paid \$4725.00

Skagit County Treasurer

By Marissa Guerrero Deputy

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: January 23, 2020

X Carmel Holmberg
Carmel Holmberg

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Carmel Holmberg is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 1/23/2020

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville, WA
My appointment expires: 10/1/2023

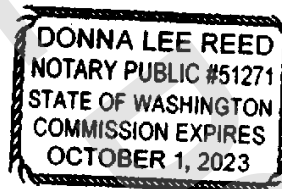


EXHIBIT "A"
Exceptions

1. City of Mount Vernon Ordinance No. 2566 including the terms, covenants and provisions thereof
Recording Date: November 2, 1993
Recording No.: 9311020101
2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. Assessments, if any, levied by Mount Vernon.
4. City, county or local improvement district assessments, if any.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated January 08, 2020
between Neighborhood Innovators, LLC Neighborhood Innovators, LLC ("Buyer")
Buyer Buyer
and Fay Hudson Estate ("Seller")
Seller Seller
concerning 226 N 7th Street Mount Vernon WA 98273 (the "Property")
Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentication
Neighborhood Innovators, LLC Open Press, Cascade 01/09/2020
Buyer 1/9/2020 3:51:22 PM PST Date

Authentication
Fay Hudson Estate, Carmel Holmberg 01/09/2020
Seller 1/9/2020 5:30:23 PM PST Date

Authentication
Neighborhood Innovators, LLC Open Press, Cascade 01/09/2020
Buyer 1/9/2020 3:49:54 PM PST Date

Seller Date