



202001240132

01/24/2020 03:18 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

When recorded return to:

Savi Bank
208 East Blackburn Road #100
Mount Vernon, WA 98273

STATUTORY WARRANTY DEED 20-4178
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) State Street Retail Center, LLC, a Limited Liability Company, 1111 Cleveland Avenue, Unit 203, Mount Vernon, WA 98273,

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

in hand paid, conveys, and warrants to Savi Bank

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:
Lot 5 South Mount Vernon Business Park

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): P126618 & 8072-000-005-0000

Dated: 1-24-2020

State Street Retail Center, LLC, a Limited Liability Company

By: 
Daniel Mitzel, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2020300
JAN 24 2020

Amount Paid \$ 5365.00
By Skagit Co. Treasurer
HB Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 20-4178-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Daniel Mitzel and Dave Allegre 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 State Street Retail Center, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 24th day of January, 2020

Katie E Hickok

Signature

Notary

Title

My appointment expires: 1-2-23

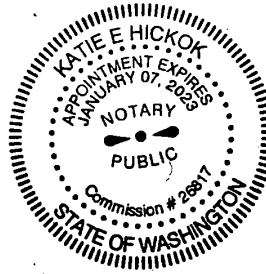


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 225 Chenoweth Street, Mount Vernon, WA 98273
Tax Parcel Number(s): P126618 & 8072-000-005-0000

Property Description:

Lot 5, "SOUTH MOUNT VERNON BUSINESS PARK BINDING SITE PLAN", as recorded
September 10, 2007 under Auditor's File No. 200709100133, records of Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

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EXHIBIT B

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1. Relinquishment of rights of access to State Highway and of light, view and air under terms of Decree of Appropriation, entered November 12, 1973 in Skagit County Cause No. 32903.
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 Survey recorded 02/03/2006 as Auditor's File No. 200602030192.
3. 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 05/22/2006, as Auditor's File No. 200605220171.
4. 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 South Mount Vernon Business Park Binding Site Plan recorded 09/10/2007 as Auditor's File No. 200709100133.
5. 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 06/06/2008, as Auditor's File No. 200806160167.

6. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between:	State Street Retail Center, LLC, a
Washington Limited	Liability Company ("State Street")
And;	Business Bank ("Business Bank")
Dated:	August 25, 2011
Recorded:	August 26, 2011
Auditor's No.:	201108260079
Regarding:	Restrictive Covenants and Reciprocal
Easements for Access, Signage and Parking	

Statutory Warranty Deed
LPB 10-05

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