

After Recording Return To:

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

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Marissa Guerrero  
Affidavit No. 2020-1448  
Date 04/24/2020

**Document Title:** Statutory Warranty Deed GNW 20-4925  
**Reference No. of Documents Released/Assigned:** N/A  
**Grantor:** CASCADE WA, LLC, a Washington limited liability company  
(holding title as CASCADE WEST APARTMENTS, LLC, a  
Washington limited liability company)  
**Grantee:** CASCADE WEST APARTMENTS LLC, a Delaware limited  
liability company  
**Abbreviated Legal:** PTN NW SW SEC. 16, TWP. 34 N., R 4 E., WM  
**Full Legal Description Attached as Exhibit "A" to Statutory Warranty Deed, page 3-4**  
**Assessor's Tax Parcel ID #:** P25252, P25253, P25251 & P25249

### STATUTORY WARRANTY DEED

The GRANTOR, CASCADE WA, LLC, a Washington limited liability company (holding title as CASCADE WEST APARTMENTS, LLC, a Washington limited liability company), for and in consideration of a mere change in identity, conveys and warrants to CASCADE WEST APARTMENTS LLC, a Delaware limited liability company, all of its 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".

#### **Right to Manage Natural Resource Lands Disclosure**

This property may be designated or may be 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.

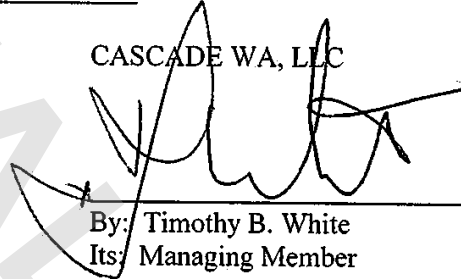
A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be

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.

DATED: 4.24.2020

CASCADE WA, LLC

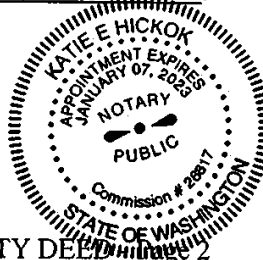
  
By: Timothy B. White  
Its: Managing Member

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that TMOTHY B. WHITE 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 Managing Member of Cascade WA, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: 4.24.2020

(SEAL/STAMP)



  
NOTARY PUBLIC

My appointment expires: 1-7-23

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**EXHIBIT A**

**Site Address:** 1321 North 26<sup>th</sup> Street  
**Tax Parcel Nos.:** P25252, P25253, P25251 & P25249

**Parcel "A":**

Lot 1, of Mount Vernon Short Plat No. MV-10-84, approved August 22, 1984, recorded August 22, 1984, under Auditor's File No. 8408220013, in Volume 6 of Short Plats, page 166, records of Skagit County, Washington, being a portion of the East ½ of the East ½ of the Northwest 1/4 of the Southwest 1/4 of Section 16, Township 34 North, Range 4 East, W.M.

**Parcel "B":**

Tract 4, of Mount Vernon Short Plat No. MV-18-81, approved September 28, 1981, recorded October 16, 1981, in Volume 5 of Short Plats, page 134, under Auditor's File No. 8110160023, records of Skagit County, Washington, being a portion of the Northwest 1/4 of the Southwest 1/4 of Section 16, Township 34 North, Range 4 East, W.M., EXCEPT that portion thereof described as:  
Beginning at the Southeast corner of that portion of said Tract 4, lying Westerly of North 26th Street; thence North 89 degrees 27'37" West, 125.37 feet along the South line of said Tract 4, to the Southwest corner thereof; thence North 0 degrees 35'17" East, 33.70 feet along the Westerly line of said Tract 4; thence South 89 degrees 27'37" East, 118.12 feet parallel with the South line of said Tract 4, to the Easterly line of said portion of Tract 4, (said line also being the Westerly margin of North 26th Street); thence along the arc of a curve to the left, concave to the Northeast, having an initial tangent bearing of South 9 degrees 59'13" East and radius of 630.00 feet, through a central angle of 3 degrees 08'05", an arc distance of 34.45 feet along said Easterly line of said portion of Tract 4, to the point of beginning. AND EXCEPT that portion of said Tract 4, conveyed to the City of Mount Vernon by Quit Claim Deed recorded September 24, 1997, under Auditor's File No. 9709240046.

**Parcel "C":**

That portion of Tract 1, of Mount Vernon Short Plat No. MV-18-81, approved September 28, 1981, recorded October 16, 1981, in Volume 5 of Short Plats, page 134, under Auditor's File No. 8110160023, records of Skagit County, Washington, being a portion of the Northwest 1/4 of the Southwest 1/4 of Section 16, Township 34 North, Range 4 East, W.M., being more particularly described as follows:  
Beginning at the Northwest corner of said Tract 1; thence South 89 degrees 27'37" East, 135.00 feet along the North line of said Lot 1, to the West line of Tract 4, of said Short Plat MV-18-81; thence South 0 degrees 35'17" West, 30.30 feet along said West line; thence North 89 degrees 27'37" West, 135.00 feet parallel with the North line of said Tract 1, to the West line thereof; thence North 0 degrees 35'17" East, 30.30 feet along the West line of said Tract 1, to the point of beginning.

**Parcel "D":**

Tracts 1, 2, 3 and that portion of Tract 4 shown below as TOGETHER WITH THAT PORTION OF TRACT 4, all being portions of Mount Vernon Short Plat No. MV-18-81, approved September 28, 1981, recorded October 16, 1981, in Volume 5 of Short Plats, page 134, under Auditor's File No. 8110160023, records of Skagit County, Washington, being a portion of the Northwest 1/4 of the Southwest 1/4 of Section 16, Township 34 North, Range 4 East, W.M., in Skagit County, Washington, EXCEPT that portion of said Tract 1, described as follows:  
Beginning at the Northwest corner of said Tract 1; thence South 89 degrees 27'37" East, 135.00 feet

along the North line of said Tract 1, to the West line of Tract 4, of the said Short Plat MV-18-81; thence South 0 degrees 35'17" West, 30.30 feet along said West line; thence North 89 degrees 27'37" West, 135.00 feet parallel with the North line of said Tract 1, to the West line thereof; thence North 0 degrees 35'17" East, 30.30 feet along the West line of said Tract 1, to the point of beginning.

EXCEPT that portion of Tract 3, of said Short Plat No. MV-18-81, described as follows:

Beginning at the Southeast corner of said Tract 3; thence North 89 degrees 20'10" West along the South line of said Tract 3, a distance of 15.00 feet; thence North 45 degrees 36'42" East, a distance of 21.19 feet to the East line of said Tract 3; thence South 00 degrees 33'33" West along the East line of said Tract 3, a distance of 15.00 feet to the point of beginning.

TOGETHER WITH THAT PORTION OF TRACT 4 of said Short Plat described as follows:

Beginning at the Southeast corner of that portion of said Tract 4, lying Westerly of North 26th Street; thence North 89 degrees 27'37" West, 125.37 feet along the South line of said Tract 4, to the Southwest corner thereof; thence North 0 degrees 35'17" East, 33.70 feet along the Westerly line of said Tract 4; thence South 89 degrees 27'37" East, 118.12 feet parallel with the South line of said Tract 4, to the Easterly line of said portion of Tract 4, (said line also being the Westerly margin of North 26th Street); thence along the arc of a curve to the left, concave to the Northeast, having an initial tangent bearing of South 9 degrees 59'13" East and radius of 630.00 feet, through a central angle of 3 degrees 08'05", an arc distance of 34.45 feet along said Easterly line of said portion of Tract 4, 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.