

WHEN RECORDED, RETURN TO:

CHAE LAW FIRM, P.S.
15 S. Grady Way, Suite 410
Renton, Washington 98057

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-1459
Apr 27 2020
Amount Paid \$5205.00
Skagit County Treasurer
By Marissa Guerrero Deputy

CHICAGO TITLE
020041531

STATUTORY WARRANTY DEED

THE THORNBERG ASSOCIATION, LLC, a Washington limited liability company, GRANTOR, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, to it/her/him/them in hand paid, conveys and warrants to DARRINGTON, LLC, a Washington limited liability company, GRANTEE, in fee simple, the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal Description: LOTS: PTN. 1, 2, 3 AND 4, BLOCK 15, MOUNT VERNON GATES DIV. 1 AND 2

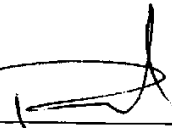
Full Legal Description on page 3 as Exhibit A.

Tax Parcel No. P52087 / 3700-015-002-0003

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof, SUBJECT only to the covenants, conditions, and restrictions of record.

DATED this 23 day of April 2020.

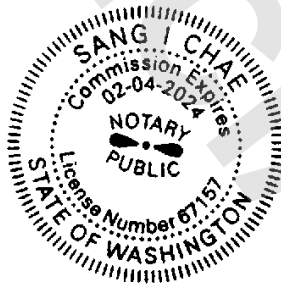
By: 
Its: 

Accepted by Grantee: 
Date: 4-24, 2020

State of Washington)
) ss.
County of King)

I certify that I know or have satisfactory evidence that Susan E. Thornberg 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 Manager (title) of The Thornberg Association, LLC (name of party on behalf of whom instrument was executed) to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 4/23/20



A handwritten signature in black ink, appearing to read "Sang I Chae".

Notary Public in and for the
State of Washington
residing at Bellevue
My commission expires 2-4-24

d:\chae20\skagit river\deed.1
File#2020002.002

EXHIBIT A:

That portion of Lot 1, Block 15, "MAP OF MOUNT VERNON, GATES 1ST AND 2ND ADDITIONS TO MOUNT VERNON", as per plat recorded in Volume 2 of Plats, page 98, records of Skagit County, Washington, described as follows:

The Northerly 16 feet of the Westerly 39.7 feet, EXCEPT the Westerly 15.7 feet, TOGETHER WITH the Northerly 19 feet, EXCEPT the Westerly 39.7 feet; together with a perpetual, non-exclusive easement as conveyed by deed recorded under Auditor File No. 200807280173, over, across, along, in and through the real property owned by the City of Mount Vernon described on Exhibit B of said deed for the purpose of public and private pedestrian and vehicular access to the property described on Exhibit A of said deed and the contiguous property to the north described on Exhibit C of said deed.

EXCEPT all street and railroad right-of-ways.

And

Lot 2, Block 15, "MAP OF MOUNT VERNON, GATES 1ST AND 2ND ADDITIONS TO MOUNT VERNON", as per plat recorded in Volume 2 of Plats, page 98, records of Skagit County, Washington, EXCEPT all street and railroad rights of way.

ALSO, Lots 3 and 4, Block 15, "MAP OF MOUNT VERNON, GATES 1ST AND 2ND ADDITIONS TO MOUNT VERNON", as per plat recorded in Volume 2 of Plats, page 98, records of Skagit County, Washington, described as follows:

Beginning at the Northwest corner of said Lot 4; thence Southwesterly along Northwesterly line of said Lots 3 and 4, 100 feet to the Southwest corner of said Lot 3; thence Southeasterly along Southwesterly line of Lot 3, 60 feet; thence Northwesterly on a straight line to a point on the Northeasterly line of said Lot 4, said point being 29.9 feet Southeasterly from the point of beginning along the Northeasterly line of said Lot 4; thence Northwesterly along said Northeasterly line 29.9 feet to the point of beginning.

EXCEPT all street and railroad rights of way and

EXCEPT that portion conveyed to the City of Mount Vernon on July 28, 2008 under Auditor's File No. 200807280172, described as follows:

Beginning at the Northwest corner of said Lot 4; thence South 19°41'52" West along its Northwesterly line, a distance of 43.19 feet to a point on a curve to the right, the center of which bears South 68°47'58" East and is 31.93 feet distant; Thence Northeasterly, following said curve to the right through a central angle of 28°10'51", an arc distance of 15.70 feet; Thence South 89°59'27" East, a distance of 32.85 feet; Thence North 02°56'02" East, a distance of 18.07 feet to the Northeasterly line of said Lot 4; Thence North 70°35'38" West along said Northeasterly line, a distance of 29.90 feet to the point of beginning.