

When recorded return to:

Madrona Bakerview, LLC
14020 Madrona Drive
Anacortes, WA 98221

STATUTORY WARRANTY DEED

GNW 20-6435

THE GRANTOR(S) M&M Partnership, a Washington Partnership, 9355 Chuckanut Drive, Burlington, WA 98233,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Madrona Bakerview, LLC, a 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: Tracts 1 & 2 "JOHNSON & FOLLMANS FIRST ADDITION TO
MOUNT VERNON, WASHINGTON" and Tract X of Mount Vernon Short Plat No. MV-8-91

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): P53346/3734-000-002-0005

Dated: 7/16/2020

M&M Partnership, a Washington Partnership

By: [Signature]
Ronald L. Wohl, Partner

By: [Signature]
Roger McKee, Partner

By: [Signature]
Mary Claudia McKee, Partner

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-2682
Jul 17 2020
Amount Paid \$24381.00
Skagit County Treasurer
By Heather Beauvais Deputy

STATE OF WASHINGTON
COUNTY OF SKAGIT

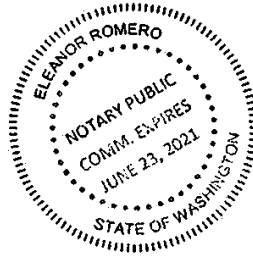
I certify that I know or have satisfactory evidence that Ronald L. Wohl, Roger McKee, and Mary Claudia McKee, Partners of M&M Partnership is the person^{they} who appeared before me, and said person^{their} acknowledged that he/~~she~~ signed this instrument and acknowledged it to be his/~~her~~ free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 16th day of July, 2020

Eleanor Romero
Signature

Notary
Title

My appointment expires: 6/23/2021



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 206 South 15th Street, Mount Vernon, WA 98274
Tax Parcel Number(s): P53346/3734-000-002-0005

Property Description:

Parcel A;

Tracts 1 and 2, "JOHNSON & FOLLMAN'S FIRST ADDITION, MOUNT VERNON, WASHINGTON", as per plat recorded in Volume 7 of Plats, pages 87 and 88, records of Skagit County, Washington, EXCEPT the North 63.56 feet of said Tract 1.

Parcel B:

The North 63.56 feet of Lot 1, "JOHNSON & FOLLMAN'S FIRST ADDITION MOUNT VERNON, WASHINGTON", as per Plat recorded in Volume 7 of Plats, pages 87 and 88, records of Skagit County, Washington.

Parcel C:

Tract "X" of Mount Vernon Short Plat No. MV-8-91, approved May 7, 1991 and recorded May 21, 1991 in Book 9 of Short Plats, pages 362 and 363 under Auditor's File No. 9105210050. Being a portion of Section 20, Township 34 North, Range 4 East, WM.

EXHIBIT B

20-6435-KH

1. Unpatented Mining Claims, Reservations or Exceptions in patents, or any act authorizing the issuance thereof, water rights, claims or title to water.

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 Johnson & Follman's First Addition, Mount Vernon, Washington recorded July 10, 1958 as Auditor's File No. 567631.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

3. Easement, affecting a portion of subject property for the purpose of ingress and egress, reciprocal parking, maintenance, and constructing a sufficient garbage dumpster enclosure including terms and provisions thereof granted to Uptowne Center, L.L.C., EML Real Estate, L.L.C., M & M Partnership recorded August 30, 2002 as Auditor's File No. 200208300233

4. Easement, affecting a portion of subject property for the purpose of constructing and maintaining an underground gas transmission line including terms and provisions thereof granted to Harry A. Follman and Harriet Follman, husband and wife, Clifford R. Johnson and Catherine N. Johnson, husband and wife, Harold W. Anderson and Elsie D. Anderson, husband and wife, and Marguerite Cook Lawson, a widow recorded October 3, 1958 as Auditor's File No. 571193

5. Easement, affecting a portion of subject property for the purpose of laying, operating and maintaining sewer pipe lines including terms and provisions thereof granted to Harry A. Follman and Harriet Follman, husband and wife, Clifford R. Johnson and Catherine N. Johnson, husband and wife, Harold W. Anderson and Elsie D. Anderson, husband and wife, and Marguerite Cook Lawson, a widow recorded October 31, 1958 as Auditor's File No. 572344

6. 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 Short Plat MV-8-91 recorded May 21, 1991 as Auditor's File No. 9105210050.

7. Easement, affecting a portion of subject property for the purpose of reciprocal easement, ingress and egress and parking including terms and provisions thereof granted to Evergreen Professional Center, and M & M Partnership recorded 1, 1993 as Auditor's File No. 9309010147

8. nt, affecting subject property, regarding Acceptance of Development Standards and the terms and provisions thereof between Evergreen Professional Center and M&M Partnership, recorded 9/1/1993 as Auditor's File No. 9309010149. Said Agreement included location of a dumpster on Parcel "C".

9. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Lawrence W. Pirkle, Trustee of the Lawrence W. Pirkle, D.M.D., P.S. Profit Sharing Plan and Trust; Dr. Richard A. Bertelsen and Janis Jo Bertelsen, husband and wife; Evergreen Professional Center, recorded June 14, 1991, June 14, 1991, and June 14, 1991, as Auditor's File Nos. 9106140053, 9106140054, and 9106140055.

10. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and

Statutory Warranty Deed
LPB 10-05

encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Portion of the NW 1/4 of the SE 1/4, Section 20, Township 34 North, Range 4 East, WM recorded February 29, 2008 as Auditor's File No. 200802290148.