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Skagit County Auditor

AFTER RECORDING MAIL TO:

SFP-E, LLC
PO BOX 5350
Bend, OR 97701

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2020 MBS
SEP 02 2020

Amount Paid \$ 49,305.00
Skagit Co. Treasurer
By *[Signature]* Deputy

Filed for Record at Request of:

First American Title Insurance Company National Commercial
Services

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GUARDIAN NORTHWEST TITLE CO.
20-4183

STATUTORY WARRANTY DEED

File No: **NCS-997419-OR1 (RR)**

Date: **August 27, 2020**

Grantor(s): **Russ & Bill Investments L.L.C., a Washington limited liability company**

Grantee(s): **SFP-E, LLC, an Oregon limited liability company**

Abbreviated Legal: **Portions of the SE NW of Sec. 19, Twp. 34N, R. 4R, W.M.**

Additional Legal on page: 1 and 2

Assessor's Tax Parcel No(s): **P26677 and P26678 and P26654 and P26657**

THE GRANTOR(S) Russ & Bill Investments LLC, a Washington Limited Liability Company, for and in consideration of Ten Dollars and other Good and Valuable Consideration, in hand paid, conveys, and warrants to SFP-E, LLC, an Oregon limited liability company, the following described real estate, situated in the County of Skagit, State of Washington.

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

PARCEL "A"

THE WEST 50 FEET OF THE SOUTH 115 FEET OF THE EAST 176 FEET OF THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING NORTH OF THE NORTH LINE OF DIVISION STREET, AS ESTABLISHED IN THE CITY OF MOUNT VERNON PRODUCED WEST FROM THE WESTERLY EXTREMITY OF SAID STREET SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B-1":

THAT PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF DIVISION STREET PROJECTED

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WESTERLY FROM MOUNT VERNON THROUGH SAID SUBDIVISION, 216.0 FEET WEST OF THE EAST LINE OF SAID SUBDIVISION; THENCE WEST ALONG THE NORTH LINE OF SAID DIVISION STREET PROJECTED 5.43 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THAT CERTAIN TRACT CONVEYED TO MOUNT VERNON LODGE NO; 1604 OF THE BENEVOLENT AND PROTECTIVE ORDER OF ELKS OF THE UNITED STATES OF AMERICA, A CORPORATION, BY DEED DATED JULY 9, 1951, AND RECORDED JULY 11, 1951, UNDER AUDITOR'S FILE NO. 463074, RECORDS OF SAID COUNTY; THENCE NORTH 00° 27' WEST ALONG THE EAST LINE OF SAID TRACT 115.0 FEET; THENCE SOUTH 89° 23' EAST PARALLEL TO CENTERLINE OF DIVISION STREET PROJECTED 7.0 FEET, MORE OR LESS, TO A POINT THAT IS 216.0 FEET WEST OF THE EAST LINE OF SAID SUBDIVISION; THENCE SOUTH 1° 11' 25" WEST PARALLEL TO AND 216.0 FEET WEST OF THE EAST LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING. SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B-2":

THE WEST 40 FEET OF THE EAST 216 FEET OF THE SOUTH 115 FEET OF THAT PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING NORTH OF DIVISION STREET, PROJECTED WESTERLY FROM MOUNT VERNON. SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "C":

TRACT "B" OF SHORT PLAT MV-4-79 AF#7905300001.

EXCEPT BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT "B", SHORT PLAT MV-4-79; THENCE SOUTH 1 DEGREE 11' 25" WEST ALONG THE EAST LINE OF SAID TRACT "B" TO A POINT ALONG THE NORTH LINE OF TRACT "A" OF SAID SHORT PLAT MV-4-79, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE WESTERLY ALONG THE NORTH LINE OF SAID TRACT "A", 16 FEET TO THE NORTHWEST CORNER OF SAID TRACT "A"; THENCE NORTHERLY PARALLEL TO THE EAST LINE OF SAID TRACT B", 65 FEET; THENCE EAST TO THE EAST LINE OF SAID TRACT "B"; THENCE SOUTHERLY ALONG THE SAID EAST LINE OF TRACT "B" TO THE TRUE POINT OF BEGINNING.

PARCEL "D":

THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 34 NORTH, RANGE 4, EAST, W.M., DESCRIBED AS FOLLOWS :

BEGINNING AT A POINT ON THE NORTH LINE OF DIVISION STREET PROJECTED WESTERLY FROM MOUNT VERNON THROUGH SAID SUBDIVISION, 221.48 FEET WEST OF THE EAST LINE OF SAID SUBDIVISION; THENCE NORTH 0°27' WEST ALONG THE FOUNDATION LINE AND THE PROJECTION THEREOF OF AN EXISTING CONCRETE

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BLOCK BUILDING 115.0 FEET; THENCE SOUTH 89°23' EAST PARALLEL TO THE CENTER LINE OF DIVISION STREET PROJECTED 7.0 FEET; THENCE NORTH 1°11'25" EAST PARALLEL TO THE EAST LINE OF SAID SUB DIVISION 183.13 FEET TO THE NORTH LINE THEREOF; THENCE SOUTH 88°55'22" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION 175.22 FEET; THENCE SOUTH 1°11'25" WEST 292.63 FEET TO THE NORTH LINE OF SAID DIVISION STREET PROJECTED; THENCE SOUTH 89°23' EAST ALONG THE NORTH LINE OF SAID DIVISION STREET PROJECTED 169.35 FEET TO THE POINT OF BEGINNING.

Subject To those items set forth on Exhibit "A" attached hereto and made a part hereof.

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Exhibit "A"

Reservations, provisions and/or exceptions contained in instrument executed by Skagit Grain and Seed Company, recorded 06/24/1944 and 4/18/1945 as Auditor's File No. 372530 and 379648; restriction regarding liquor sales.

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 MV-4-79 recorded 5/30/1979 as Auditor's File No. 7905300001.