



202009210198

09/21/2020 02:17 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

When recorded return to:

3814 Old Hwy 99 S, Mt. Vernon, LLC
18000 International Boulevard, Ste 800
SeaTac, WA 98188

STATUTORY WARRANTY DEED

THE GRANTOR(S) JACK & JOAN HILDE FAMILY, L.L.C., a Washington Limited Liability Company, 9994 Collins Road, Sedro-Woolley, WA 98284,

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

in hand paid, conveys, and warrants to 3814 Old Hwy 99 S, Mt. Vernon, LLC, a Washington 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:

Lot 3, Hilde Commercial Facility Binding Site Plan No. 97-0361 (Section 32, Township 34 North, Range 4 East - NW SW)

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): P113735

Dated: 9-21-20

JACK & JOAN HILDE FAMILY, L.L.C., a Washington Limited Liability Company

By: Jack Hilde
Jack Hilde, Manager

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2020 51-78
SEP 21 2020

Amount Paid \$ 300.00
Skagit Co. Treasurer
By MH Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 20-6847-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Jack Hilde 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 Manager of JACK & JOAN HILDE FAMILY, L.L.C. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 21st day of September, 2020

Eleanor Romero
Signature

Notary
Title

My appointment expires: 6/23/2021

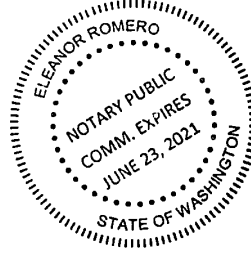


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 310 Jacks Lane, Mount Vernon, WA 98273
Tax Parcel Number(s): P113735

Property Description:

Lot 3, Hilde Commercial Facility Binding Site Plan No. 97-0361, approved November 25, 1998, recorded November 25, 1998, in Volume 13 of Short Plats, Pages 186 and 187, under Auditor's File No. 9811250022 and being a portion of the Northwest Quarter of the Southwest Quarter, Section 32, Township 34 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

EXHIBIT B

20-6847-KH

1. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington:

Recorded: April 14, 1953

Auditor's No.: 487101

2. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington:

Recorded: June 19, 1953

Auditor's No.: 489685

3. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:

Puget Sound Power & Light Company

Recorded: February 20, 1987

Auditor's No. 8702200057

Purpose: Underground electrical system

Area Affected: As disclosed in instrument

4. Drainage Ditch right-of-way appropriated by Drainage District No. 17 in Skagit County Superior Court Cause No. 17539.

5. 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:

Name: Hilde Commercial Facility Binding Site Plan, BSP No. 97-0361

Recorded: November 25, 1998

Auditor's No.: 9811250022

6. Articles of Incorporation of Hilde Commercial Facility Maintenance Association, Including the Terms and Provisions Therein;

Recorded: November 25, 1998

Auditor's No. 9811250023

Some of the Provisions of said Articles are in the nature of restrictive covenants.

7. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon

Recorded: November 9, 2000

Auditor's No. 200011090151

Purpose: Utility purposes as set forth therein

Area Affected: The West 25 feet of Lot 3