

When recorded return to:

Pamela K. Alvord
LBC2 Property L.L.C.
402 East Morris Street
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3849

Sep 24 2020

Amount Paid \$8886.10
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

CHICAGO TITLE COMPANY
500105147

Escrow No.: 500105147

STATUTORY WARRANTY DEED

THE GRANTOR(S) La Conner Ventures and Marina LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to LBC2 Property L.L.C., a Washington limited liability company

the following described real estate, situated in the County of Skagit, State of Washington:

PARCEL A:

That portion of Government Lots 2 and 3, of Section 36, Township 34 North, Range 2 East, W.M., lying Northerly of the Northerly line of Blocks "A" and "L" of the "MAP OF LACONNER, WHATCOM COUNTY, WASHINGTON TERRITORY, 1872", as per plat recorded in Volume 2 of Plats, Page 49, records of Skagit County, Washington, and Southerly of the North line of Block 8, of "CALHOUN ADDITION TO THE TOWN OF LACONNER", and the Easterly extension thereof as per plat recorded in Volume 1 of Plats, Page 14, records of Skagit County, Washington, more specifically described as follows:

Beginning at the Northeast corner of Block 8, of said "CALHOUN ADDITION TO THE TOWN OF LACONNER"; thence North 90 degrees 00' East along the South line of Morris Street, a distance of 112.03 feet to the true point of beginning of this property description, thence South 0 degrees 08' East, a distance of 127.58 feet, more or less, to a point on the North line of Block "L" of said plat of the "MAP OF LACONNER"; thence North 89 degrees 47' 42" East along the North lines of Block "L" and Block "A" of said plat of the "MAP OF LACONNER", a distance of 88.02 feet, thence North 0 degrees 08' West, a distance of 127.28 feet, more or less, to a point on the South line of Morris Street; thence North 90 degrees 00' West, a distance of 88.02 feet to the true point of beginning of this property description.

PARCEL B:

That portion of Block "A", of the "MAP OF LACONNER, WHATCOM COUNTY, WASHINGTON TERRITORY, 1872", as per plat recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at the Northwest corner of said Block "A"; thence South 31°04'20" West along the West line of Block "A", a distance of 19.18 feet; thence East, a distance of 47.84 feet; thence North 0°08'00" West, a distance of 16.56 feet to a point on the North line of Block "A"; thence South 89°47'42" West along said North line of Block "A", a distance of 37.90 feet to the Northwest corner of Block "A", and the Point of Beginning of this property description.

Tax Parcel Number(s): P20889/340236-0-035-0005, P73935 4123-001-008-0202

Subject to: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: September 22, 2020

La Conner Ventures and Marina LLC,
a Washington limited liability companyBy: *Kimberly Michelson*
Kimberly Michelson,
Manager

State of WA

County of King

I certify that I know or have satisfactory evidence that Kimberly Michelson is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Manager of La Conner Ventures & Marina, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 9/23/2020

Makayla Iglesias
Name: Makayla Iglesias
Notary Public in and for the State of WA
Residing at: Renton WA
My appointment expires: 12/19/23

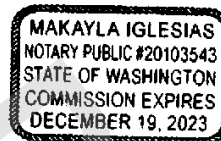


EXHIBIT "A"
Exceptions

1. Right of the public to use said premises for a Highway & Street right of way as disclosed by the Skagit County tax roll.
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:
Recording No: 8503070009
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: Puget Sound Energy, Inc.
Purpose: Transmission, distribution and sale of gas and electricity
Recording Date: June 4, 2002
Recording No.: 200206040045
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Reserved by: Town of LaConner
Purpose: To enter the subject property to maintain and/or repair and/or replace the drainage pump
Recording Date: December 17, 2002
Recording No.: 200212176079