

When recorded return to:

The Skagit Valley Family YMCA
1901 Hoag Road
Mount Vernon, WA 98273

STATUTORY WARRANTY DEED

GNW 20-6481

THE GRANTOR(S) 8ADD LLC, a Limited Liability Company, 510 Lakeway Drive, Bellingham, WA 98225,

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

in hand paid, conveys, and warrants to Skagit Valley Family YMCA, a Washington Public Benefit Corporation
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: GL 1 of Sec. 15, Twp 33 N., Rng 4 E., WM

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): P16629

Dated: August 18, 2020

8ADD LLC, a Limited Liability Company

By: Jeffrey S. Vasic
Jeffrey S. Vasic

By: Keith Knoernschild
Keith Knoernschild

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3900

Sep 28 2020

Amount Paid \$15580.00

Skagit County Treasurer

By Heather Beauvais Deputy

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Jeffrey S. Vlasic 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 _____ of 8ADD to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 18 day of August, 2020

Jillian Rhone
Signature

Notary
Title

My appointment expires: March 20, 2024

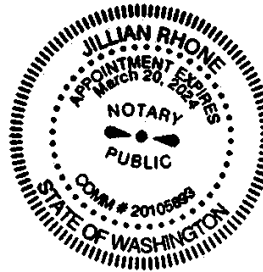


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 0 Daisy Lane, Mount Vernon, WA 98273
Tax Parcel Number(s): P16629

Property Description:

Parcel "A":

Government Lot 1 of Section 15, Township 33 North, Range 4 East, W.M., EXCEPT mineral rights as reserved by the English Lumber Company by deed recorded January 15, 1920 under Auditor's File No. 138448, in Volume 115 of Deeds, Page 631, records of Skagit County, Washington.

Parcel "B":

Those rights of ingress, egress and utilities, if any, appurtenant to Government Lot 1 of Section 15, Township 33 North, Range 4 East, W.M. established by Easement Provision 12 as shown on the face of the "PLAT OF CASCADE HIGHLANDS - PHASE I AND 3 PL96-0058" as set forth on Sheet S-2 of said plat and delineated on Pages S-3, S-5, S-8 and S-11 thereof.

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EXHIBIT B

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1. There is no recorded means of ingress or egress to a public road from said property. It is assumed that there exists a valid and subsisting easement for that purpose over adjoining properties, but the Company does not insure against any rights based on a contrary state of facts.
(See Informational Note #1)

Evidence of ingress and egress to the subject property must be presented to and accepted by the Company. Otherwise, the policy to issue will specifically exclude coverage as to access.

In the event the policy to issue is to exclude coverage as to access, the Company must receive signed instructions to that affect from the proposed insured.

2. Reservations, provisions and/or exceptions contained in instrument executed by English Lumber Company, recorded 1/15/1920 as Auditor's File No. 138448.

3. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Mount Vernon Young Men's Christian Association

Recorded: October 4, 1960

Auditor's No. 599460, (Vol. 312 of Deeds, page 173)

Purpose: Right-of-way for ingress and egress, over and across the subject property

Area Affected: 16 foot strip of land, the exact location of which is not disclosed on the record

4. 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: Short Plat No. 13-89

Recorded: July 18, 1989

Auditor's No.: 8907180001

Said Survey shows an older uninsured access road to the subject property.

5. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Lake 16.

6. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

7. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: State of Washington

Auditor's No.: 99302

As Follows:

"Reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision

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has been made for full payment of all damages sustained by reason of such entry. Right of the State of Washington or its successors, subject to payment of compensation therefore, to acquire rights-of-way for private railroads, skid roads, flumes, canals, water courses or other easement for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above."

Affects: Parcel "B"

8. 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 "Plat of Cascade Highlands-Phase 1 and 3- PL96-0058 recorded 04/19/2019 as Auditor's File No. 201904190032. Affects: Parcel "B"

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".

9. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Plats Plus, Inc. and Lake 16 LLC, recorded 08/02/2019 as Auditor's File No. 201908020044. Affects: Parcel "B".

Said Covenants amended covenants recorded as Auditor's File No. 201904190033.

10. Regulatory notice/agreement regarding Protected Critical Area Easement that may include covenants, conditions and restrictions affecting the subject property, recorded 04/19/2019 as Auditor's File No. 201904190035 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.