

When recorded return to:
1727 Harbor Ave LLC
8016 60th St SE
Snohomish, WA 98290

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620043251

CHICAGO TITLE CO.
620043251

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-4028
Oct 02 2020
Amount Paid \$37017.50
Skagit County Treasurer
By Heather Beauvais Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Charles F. Mehrmann and Lisa R. Mehrmann, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration, as part of an IRS 1031 Tax Deferred Exchange in hand paid, conveys, and warrants to 1727 Harbor Ave LLC, a Wyoming Limited Liability Company and TEC Holdings 113 LLC, a Washington Limited Liability Company, as Tenants in Common

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

All that portion of Lots 22 And 23, "BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington, and of Shorelands of the second class, as conveyed by the State of Washington by deed recorded June 16, 1959, under Auditor's File No. 581848, situate in front of, adjacent to, or abutting upon Lots 22 and 23, "BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington, lying Southerly of the following described line:

Beginning at the Southwest corner of said Lot 23, as said point is shown on that certain Record of Survey recorded in Book 2 of Surveys, page 203, under Auditor's File No. 7911050027, records of said County and State;
thence North 24° 27'53" West along the Easterly line of said Lots 22 and 23, 110.51 feet to the true point of beginning of said described line;
thence North 75° 48'31" East, 39.20 feet;
thence South 87° 25'22" East, 54.48 feet;
thence North 88° 27'44" East, 39.14 feet;
thence North 54° 22'19" East, 8.23 feet;
thence North 33° 06'00" East, 21.65 feet;
thence North 26° 29'14" East, 8.05 feet;

P121545

STATUTORY WARRANTY DEED

(continued)

thence North 15° 04'10" West, 7.68 feet;
thence North 23° 45'52" West, 15.59 feet to a point on a curve to the right, the center of which bears North 89° 51'28" East and is 70.81 feet distant;
thence Northerly and Northeasterly, following said curve to the right through a central angle of 43° 15'47", an arc distance of 53.47 feet;
thence leaving said curve, North 41° 20'43" East, 15.53 feet to a point on a curve to the left, the center of which bears North 50° 40'51" West and is 51.70 feet distant;
thence Northeasterly, following said curve to the left through a central angle of 32° 47'00", an arc distance of 29.58 feet;
thence leaving said curve, North 76° 28'38" East, 72.33 feet;
thence North 65° 32'07" West, 211.58 feet, more or less, to the approximate Line of Navigability of Big Lake and the end of said described line.

Situate in the County of Skagit, State of Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P121545 / 3862-000-021-0000

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: September 29, 2020



Charles F. Mehrmann

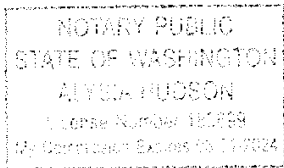


Lisa R. Mehrmann

State of Washington
County of Skaqit of Skaqit

I certify that I know or have satisfactory evidence that Charles F. Mehrmann and Lisa R. Mehrmann is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10.01.2020





Name: Alysa Hudson
Notary Public in and for the State of WA
Residing at: Arington
My appointment expires: 03.01.2024

EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Skagit County Sewer District No. 2
Purpose:	Access and egress
Recording Date:	July 23, 1979
Recording No.:	7907230087

2. Special Use Permit No. SP 86 025 including the terms, covenants and provisions thereof

Recording Date:	January 20, 1989
Recording No.:	8901200020

3. Shoreline Substantial Development/ Conditional Use/Variance Permit No. SL 86 018 CUV.ORD including the terms, covenants and provisions thereof

Recording Date:	January 24, 1989
Recording No.:	8901240002

4. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

5. Shoreline Substantial Development Permit Modification of Special Use Permit SP 86-025 including the terms, covenants and provisions thereof

Recording Date:	December 8, 2003
Recording No.:	200312080133

6. Quit Claim Deed for Boundary Line Adjustment including the terms, covenants and provisions thereof

Recording Date:	December 17, 2004
Recording No.:	200412170070

"The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot."

7. Any rights, interests, or claims which may exist or arise by reason of any matters disclosed by survey,

EXHIBIT "A"

Exceptions
(continued)

Recording Date: December 17, 2004
Recording No.: 200412170070

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. City, county or local improvement district assessments, if any.
10. Unrecorded leasehold interests, rights of tenants and parties in possession, rights of vendors to remove trade fixtures and rights of those parties secured under the Uniform Commercial Code, if any.