

AFTER RECORDING MAIL TO:

TEL Properties, LLC
5859 Crystal Springs Lane
Bellingham, WA 98226

Statutory Warranty Deed GNW 20-8531

Grantor: EML Real Estate, LLC, a Washington limited liability company
Grantee: TEL Properties, LLC, a Washington limited liability company
Tax Parcel/Account: Parcel #340420-0-131-0100 / ID #P99262
Abbreviated Legal: Section 20, Township 34, Range 4; Ptn NW SE (aka Lot 2, M-8-91)

EML Real Estate, LLC, a Washington limited liability company ("Grantor"), hereby conveys and warrants to TEL Properties, LLC, a Washington limited liability company ("Grantee"), the following described real estate, together with all rights and privileges appurtenant thereto:

Lot 2 of Mount Vernon Short Plat No. 8-91, approved May 2, 1991, recorded May 21, 1991, in Book 9 of Short Plats, pages 362 and 3623, under Auditor's File No. 9105210050, records of Skagit County, Washington, and being a portion of the Northwest 1/4 of Section 20, Township 34 North, Range 4 East, W.M.; Situate in the County of Skagit, State of Washington.

SUBJECT TO easements, restrictions and reservations set forth on page 3.

Dated: December 20, 2020.

EML REAL ESTATE, LLC

By: Richard M. Simcock, DDS
Richard M. Simcock, DDS, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-5287

Dec 11 2020

Amount Paid \$17350.00

Skagit County Treasurer

By Bridget Ibarra Deputy

STATE OF WASHINGTON)
) ss:
COUNTY OF SKAGIT)

On this 2nd day of December 2020, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared to me, Richard M. Simcock, known or represented to be the sole Member of EML Real Estate, LLC, the entity that executed the foregoing instrument, and acknowledge the said instrument to be the free and voluntary act and deed of said entity, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument on behalf of said entity.

WITNESS my hand and official seal hereto affixed the day and year first above written.

Deborah M. Sorum
Deborah M. Sorum
Notary Public in and for the State of Washington
Residing at: Sammanish
My commission expires: 9-19-21



10. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:
Grantee: Pacific Natural Gas Company
Dated: June 22, 1959
Recorded: July 9, 1959
Auditor's No.: 582895
Purpose: Underground gas pipe line
Area Affected: East 5 feet of subject property
11. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:
Grantee: City of Mount Vernon
Dated: December 29, 1967
Recorded: January 16, 1968
Auditor's No.: 709047
Purpose: Sewer line
Area Affected: West 8 feet of subject property
12. 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 Short Plat No. MV 8-91 recorded May 21, 1991 as Auditor's File No. 9105210050.
13. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:
Dated: June 13, 1991
Recorded: June 14, 1991
Auditor's No.: 9106140053
Executed By: Lawrence W. Pirkle, Trustee of the Lawrence W. Pirkle, D.M.D., P.S., Profit Sharing Plan and Trust
14. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:
Dated: June 13, 1991
Recorded: June 14, 1991
15. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:
Dated: June 13, 1991
Recorded: June 14, 1991
Auditor's No.: 9106140055
Executed By: Evergreen Professional Center, a general partnership
16. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:
Between: Evergreen Professional Center
And: M&M Partnership
Dated: August 16, 1993
Recorded: September 1, 1993
Auditor's No.: 9309010147
Regarding: Reciprocal Easement Agreement for ingress, egress and parking

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17. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Evergreen Professional Center

And: M&M Partnership

Dated: August 16, 1993

Recorded: September 1, 1993

Auditor's No.: 9309010149

Regarding: Acceptance of development standards

18. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Uptowne Centre, L.L.C.; EML Real Estate, L.L.C.

And: M&M Partnership

Dated: August 30, 2002

Recorded: August 30, 2002

Auditor's No.: 200208300233

Regarding: Easement and Reciprocal Parking

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