

When recorded return to:

Whatcom Multifamily, LLC
3628 Vining Street
Bellingham, WA 98226

STATUTORY WARRANTY DEED

GNW 20-8024

THE GRANTOR(S) Colonel F. Betz, as his separate estate, 12129 Bayview Edison Road, Mount Vernon, WA 98273,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Whatcom Multifamily, 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:
Por. Lots 2-3, Blk 4 in Riverside Addition to the Town of Mount Vernon

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): P54160 , P54159

Dated: 12/23/2020

Colonel F. Betz
Colonel F. Betz

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-5512

Dec 23 2020

Amount Paid \$2805.00
Skagit County Treasurer
By Heather Beauvais Deputy

Statutory Warranty Deed
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STATE OF Florida
COUNTY OF Hillsborough

I certify that I know or have satisfactory evidence that Colonel F. Betz is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Session via online notarization. Produced ID: Driver License

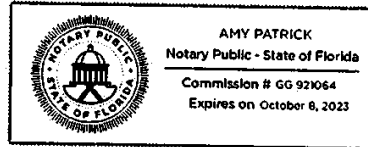
Dated: 23rd day of December, 2020



Signature Amy Patrick GG 921064

Online Notary

Title



My appointment expires: 10/08/2023

Notarized online using audio-video communication

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 112 W Broadway, Mount Vernon, WA 98273
Tax Parcel Number(s): P54160

Property Description:

The East 1.00 feet of the South 52.00 feet of Lot 2 and the East 3 feet of the North 42 feet of the South 94 feet of Lot 2, and the West 28 feet of Lot 3, both in Block 4, "RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON", as per plat recorded in Volume 3 of Plats, page 24, records of Skagit County, Washington.

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EXHIBIT B

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1. 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 RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON recorded July 30, 1888 as Auditor's File No. Vol. 3 of Plats, Page 24. 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 RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON recorded July 30, 1888 as Auditor's File No. Vol. 3 of Plats, Page 24.

2. Regulatory notice/agreement regarding Ordinance No. 2547 (reclassification of property) that may include covenants, conditions and restrictions affecting the subject property, recorded August 6, 1993 as Auditor's File No. 9308060021 .

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.

3. Regulatory notice/agreement regarding Ordinance No. 2872 (reclassification of property) that may include covenants, conditions and restrictions affecting the subject property, recorded April 8, 1998 as Auditor's File No. 9804080065.

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.

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 named Survey recorded 12/21/2015 as Auditor's File No. 201512210038..

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 named Survey recorded 08/03/2004 as Auditor's File No. 200408030160.

Statutory Warranty Deed
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