

AFTER RECORDING MAIL TO:

SEAWEEED VENTURES, LLC
1260 Rhoda Drive
La Jolla, CA 92037-0021

FIRST AM NCS - 1018950-OR

Document Title(s):

1. Special Warranty Deed

Reference Number(s) of Documents assigned or released:

Grantor(s):

1. WF Mount Vernon LLC, an Idaho limited liability company

Grantee(s): (Last name first, then first name and initials)

1. Seaweed Ventures, LLC, a Washington limited liability company

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)

Portions of the SW NE of Section 18, Township 34 North, Range 4 East, WM

Assessor's Property Tax Parcel/Account Number(s):

P131203 & 340418-1-010-0102

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL
DEED TO:**

SEAWEED VENTURES, LLC
1260 Rhoda Drive
La Jolla, CA 92037-0021

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-5593

Dec 30 2020

Amount Paid \$165941.08

Skagit County Treasurer

By Bridget Ibarra Deputy

SPECIAL WARRANTY DEED

WF Mount Vernon LLC, an Idaho limited liability company ("**Grantor**"), for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell and convey unto SEAWEED VENTURES, LLC, a Washington limited liability company ("**Grantee**"), whose address is 1260 Rhoda Drive, La Jolla, CA 92037-0021, that certain parcel of real property located in Skagit County, State of Washington, more particularly described on Exhibit A, attached hereto and incorporated herein by this reference.

Together with all improvements located upon the real property and all and singular the tenements, hereditaments, and appurtenances thereunto belonging to or in anywise appertaining (including, without limitation, all development rights and entitlements, air rights, mineral rights and water and water rights), the rents, issues and profits thereof; and all estate, right, title and interest, as well in law as in equity, except as expressly provided otherwise herein (collectively, the "**Property**").

TO HAVE AND TO HOLD the Property, with its all and singular appurtenances unto Grantee, and Grantee's heirs, successors and assigns forever.

Grantor makes no covenants or warranties with respect to title, express or implied, other than Grantor holds fee simple title to the Property and that previous to the date of this deed, Grantor has not conveyed the same estate to any person other than Grantee and that such estate is at the time of the execution of this deed free from encumbrances made or suffered by the Grantor, or any person claiming under Grantor, subject, however, to (i) reservations or restrictions in federal patents or state or railroad deeds or in laws providing for such patents or deeds; (ii) building and zoning regulations and ordinances of any governmental entity; (iii) the lien of real property taxes not yet due and payable; (iv) that certain Lease, dated March 18, 2019 by and between Grantor and 7-Eleven, Inc.; and (v) the permitted exceptions set forth on Exhibit B, attached hereto and incorporated herein by this reference.

Special Warranty Deed – Mt Vernon v1 - 1

IN WITNESS WHEREOF, Grantor has executed this instrument as of this 30th day of December 2020.

WF Mount Vernon LLC, an Idaho limited liability company

By: _____

Jason T. White, Manager

STATE OF IDAHO)

) ss.

County of Ada)

On this 16 day of December, 2020, before me, personally appeared Jason T. White, known or identified to me to be the Manager of WF Mount Vernon LLC, an Idaho limited liability company, the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Brenda J. Krempasky
NOTARY PUBLIC for Idaho

Residing at 6051 30

My commission expires: 6/16/25

Exhibit A

Legal Description of the Property

Tract "A" of City of Mount Vernon Boundary Line Adjustment Survey labelled BLA-ENGR 19-0184 and recorded September 27, 2019 as Auditor's File No. 201909270129 being a portion of Lot 2 of City of Mount Vernon Short Plat No. LU 09-045 approved August 9, 2012 and recorded August 14, 2012 as Auditor's File No. 201208140051; TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, across and under a 40-foot wide strip of Lot 3 of said Short Plat adjoining the South line of Lot 2 as delineated on the face of said Short Plat and BLA Survey; all of the above being a portion of the Southwest 1/4 of the Northeast 1/4 of Section 18, Township 34 North, Range 4 East, W, M,

Exhibit B**Permitted Exceptions**

1. Taxes and assessments for the current year not yet due and payable.
2. Condemnation by the State of Washington of rights of access to State Highway and of light, view and air, by decree entered in Skagit County Court Cause No. 22871.
3. Easement, affecting a portion of subject property for the purpose of road purpose including terms and provisions thereof granted to undisclosed recorded 07/01/1959 as Auditor's File No. 582616; said Easement also appeared of record on Warranty Fulfillment Deed recorded 08/06/1969 as Auditor's File No. 729583.

Said Easement was amended and enlarged by document recorded September 27, 2019 as Auditor's File No. 201909270131.
4. Easement, affecting a portion of subject property for the purpose of electric lines and related facilities including terms and provisions thereof granted to Puget Sound Power & Light recorded May 15, 1963 as Auditor's File No. 635958. Together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.
5. Agreement, affecting subject property, regarding Stormwater Facility Service and the terms and provisions thereof between City of Mount Vernon and Brad Watson, dated July 19, 2011, recorded August 4, 2011 as Auditor's File No. 201108040031.
6. 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 LU-09-045 recorded August 14, 2012 as Auditor's File No. 201208140051.
7. 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 City of Mount Vernon BLA No. BLA-ENGR 19-0184 recorded September 27, 2019 as Auditor's File No. 201909270129.
8. Agreement, affecting subject property, regarding Easement Agreement and the terms and provisions thereof between Watson Properties, LP and JD Land LLC, recorded 09/27/2019 as Auditor's File No. 201909270131.
9. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded 10/15/2019, as Auditor's File No. 201910150102.