

When recorded return to:
Joseph Wanagel
Union Apartment Holding, LLC
2716 85th Ave NE
Lake Stevens, WA 98258

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-292

Jan 22 2021

Amount Paid \$17780.76
Skagit County Treasurer
By Chelsea Stalcup Deputy

Filed for record at the request of:



1142 Broadway, Suite 200
Tacoma, WA 98402

CHICAGO TITLE
020045718

Escrow No.: 204710-NCS

STATUTORY WARRANTY DEED

THE GRANTOR(S) Union St LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Union Apartment Holding, LLC, a Washington limited liability company

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

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

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

Ptn. SW SW, 20-34-4E, W.M.

Tax Parcel Number(s): P26812/340420-0-117-0002

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: January 20, 2021

Union St LLC,
a Washington limited liability companyBY: [Signature]
Loren Ness
ManagerState of WASHINGTON
County of Skagit

I certify that I know or have satisfactory evidence that Loren Ness is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as Manager of Union St LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 4-21-2021
[Signature]
Name: Matthew
Notary Public in and for the State of WA
Residing at: Mount Vernon
My appointment expires: 4-24-2021

M C HAYES
Notary Public
State of Washington
My Commission Expires
April 24, 2021

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P26812 / 340420-0-117-0002

That portion of the following described tract lying Southerly and Westerly of Primary State Highway No. 1 as condemned under the decree entered June 22, 1954, in Skagit County Superior Court Cause No. 22445, records of Skagit County, Washington:

That portion of the Southwest Quarter of the Southwest Quarter of Section 20, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point 100 feet South of the Northeast corner of PICKENS ADDITION TO THE TOWN OF MOUNT VERNON, according to the plat thereof recorded in Volume 2 of Plats, page 105, records of Skagit County, Washington;
thence South along the East line of said addition and said line extended a distance of 329 feet;
thence East a distance of 393 feet, more or less, to the West line of Blodgett Road;
thence Northerly along the West line of the Blodgett Road to a point East of the point of beginning;
thence West a distance of 368 feet, more or less, to the point of beginning;

EXCEPT that portion thereof, if any, lying within the boundaries of street right of ways;

AND EXCEPT that portion thereof conveyed to the State of Washington by deed dated February 8, 1973 and recorded on February 14, 1973, under Auditor's File No. 781926, records of Skagit County, Washington;

AND ALSO EXCEPT the following described tract:

Beginning at the Northeast corner of Lot 11, PICKEN'S ADDITION TO THE TOWN OF MOUNT VERNON, according to the plat thereof recorded in Volume 2 of Plats, page 105, records of Skagit County, Washington;
thence South along the East line of said Picken's Addition a distance of 150.00 feet to the Southeast corner of Lot 9;
thence East along the Easterly projection of the South line of said Lot 9 a distance of 6.00 feet;
thence North along a line which is parallel with and 6.00 feet East of the East line of said Picken's Addition a distance of 150.00 feet;
thence West along the Easterly projection of the North line of Lot 11 of said Picken's Addition a distance of 6.00 feet to the point of beginning.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

SPECIAL EXCEPTIONS

1. Relinquishment of all existing, future, or potential easements for access, light, view, and air and of all rights of ingress, egress and regress to, from, and between said premises and the highway (or highways) condemned by proceedings:

Under: Skagit County Superior Court Case No. 22445
To: State of Washington

2. Relinquishment of all existing, future, or potential easements for access, light, view, and air and of all rights of ingress, egress and regress to, from, and between said premises and the highway (or highways) constructed on lands conveyed by Deed

Recorded: March 14, 1973
Auditor's No.: 781926, records of Skagit