

When recorded return to:

Bragg Investment Company, Inc.
6242 Paramount Boulevard
Long Beach, CA 90805SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-400

Jan 29 2021

Amount Paid \$6405.00

Skagit County Treasurer
By Chelsea Stalcup Deputy**STATUTORY WARRANTY DEED**

GNW 21-9232

THE GRANTOR(S) Joann Jacobson, as her separate estate, 19297 North Riverside Drive, Tequesta, FL 33469,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Bragg Investment Company, Inc., a California Corporation

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.

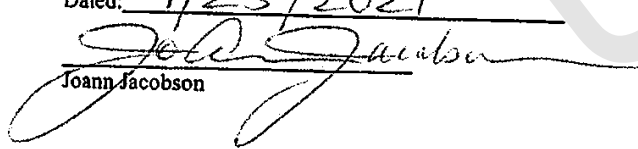
Abbreviated legal description: Property 1:

Section 13, Township 34 North, Range 3 East - SE SW (aka Ptn. Lots 1 & 2, SP #90-11)

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): P99251

Dated: 1/25/2021


Joann JacobsonStatutory Warranty Deed
LPB 10-05

Order No.: 21-9232-TJ

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STATE OF FLORIDA
COUNTY OF *Palm Beach*

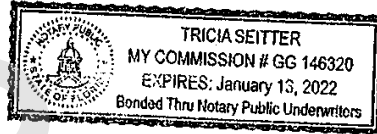
I certify that I know or have satisfactory evidence that Joann Jacobson is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: *8* day of January, 2021

[Signature]
Signature

Notary Public
Title

My appointment expires:



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 174 XX Memorial Highway, Mount Vernon, WA 98273
Tax Parcel Number(s): P99251

Property Description:

PARCEL A:

Lot 2 of Short Plat No. 90-11, located in the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 13, Township 34 North, Range 3 East, W.M., approved August 20, 1990, and recorded in Volume 9 of Short Plats, page 259, under Auditor's File No. 9008300001, records of Skagit County, Washington;

EXCEPT that portion described as follows:

Beginning at the most Southerly corner of said Lot 2; thence North $52^{\circ}31'43''$ West 37.38 feet along the Southwesterly line thereof to a line lying parallel with and 30.00 feet Westerly of the East line of said Lot 2, as measured at right angles thereto; thence North $00^{\circ}50'16''$ East 249.23 feet along said parallel line to the Northeasterly line of said Lot 2; thence South $52^{\circ}31'43''$ East 37.38 feet along said Northeasterly line to said East line; thence South $00^{\circ}50'16''$ West 249.23 feet along said East line to the point of beginning.

PARCEL B:

That portion of Lot 1 of Short Plat No. 90-11, located in the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 13, Township 34 North, Range 3 East, W.M., approved August 20, 1990, and recorded in Volume 9 of Short Plats, page 259, under Auditor's File No. 9008300001, records of Skagit County, Washington, described as follows:

Beginning at the most Southerly corner of said Lot 1; thence North $52^{\circ}31'43''$ West 37.99 feet along the Southwesterly line thereof; thence parallel with the East line of said Lot 1 North $00^{\circ}50'16''$ East 249.23 feet to the Northeasterly line of said Lot 1; thence South $52^{\circ}31'43''$ East 37.99 feet along said Northeasterly line to said East line; thence South $00^{\circ}50'16''$ West 249.23 feet along said East line to the point of beginning.

EXHIBIT B

21-9232-TJ

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:

Name:

Short Plat No. 90-11

Recorded:

August 30, 1990

Auditor's No.:

9008300001

2. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: July 14, 1994

Auditor's No.: 9407140065

Regarding: Special Use Permit For Advertising Sign.

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. Provisions and matters regarding a boundary line adjustment set forth on document recorded August 8, 1994 under Auditor's File No. 9408080127, 9408080128 and 9408080129.

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:

Name: Survey for Pacific Western

Recorded: October 3, 1995

Auditor's No.: 9510030017

Statutory Warranty Deed
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