

WHEN RECORDED RETURN TO:

Mount Vernon Holding LLC
201 Union Avenue Southeast, Office
Renton, WA 98059

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1105

Mar 16 2021

Amount Paid \$176912.50

Skagit County Treasurer

By Chelsea Stalcup Deputy

Escrow Number: 20000200555

Filed for Record at Request of: *Stewart Title Guaranty Company - Commercial Services* GNW 20-7279

STATUTORY WARRANTY DEED

THE GRANTOR(S), **Mountain View Mobile Home Park LLC, a Washington limited liability company, as to Parcels A, B, and C and Evergreen Park Mobile Home Park LLC, a Washington limited liability company, also showing of record as Evergreen Mobile Home Park LLC, as to Parcels D, E, and F** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Mount Vernon 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

Subject to: Those items specifically set forth on Exhibit B attached hereto

Abbreviated Legal: (Required if full legal not inserted above.) Portions of the West 1/2 of the SW 1/4 of Sec. 29, Twp. 34 N., R. 4 E., WM.

Portions of the West 1/2 of the SW 1/4 of Sec. 29, Twp. 34 N., R. 4 E., WM.

Tax Parcel Number(s): P28647, P28653, P28649, P28648, P28168, P28106 and P28169

Dated: March 15, 2021

Mountain View Mobile Home Park LLC,
a Washington limited liability company

By: Epstein Holdings, LLC
a Washington limited liability company
Its: Managing Member

By: Edward Epstein
Edward Epstein, Managing Member

Evergreen Park Mobile Home Park LLC
a Washington limited liability company

By: Epstein Holdings, LLC
a Washington limited liability company
Its: Managing Member

By: Edward Epstein
Edward Epstein, Managing Member

State of Washington

County of King

ss.

I certify that I know or have satisfactory evidence that **Edward Epstein** is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they is/are authorized to execute the instrument and acknowledge it as the **Managing Member of Epstein Holdings, LLC, a Washington limited liability company**, and on oath further stated that said limited liability company was authorized to execute the instrument and acknowledged it as the **Managing Member of Mountain View Mobile Home Park LLC, a Washington limited liability company**, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument

Dated: 15th day of March, 2021

David G. McCallum Jr.

Notary name printed or typed: DAVID G. McCallum Jr.
Notary Public in and for the State of WA
Residing at NORTH BEND WA
My appointment expires: 4-19-23

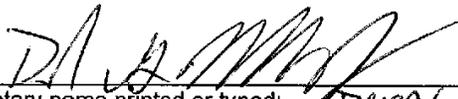


State of Washington
County of King

SS.

I certify that I know or have satisfactory evidence that **Edward Epstein** is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they is/are authorized to execute the instrument and acknowledge it as the **Managing Member of Epstein Holdings, LLC, a Washington limited liability company** and on oath further stated that said limited liability company was authorized to execute the instrument and acknowledged it as the **Managing Member of Evergreen Park Mobile Home Park LLC, a Washington limited liability company**, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument

Dated: 15th day of March, 2021


Notary name printed or typed: DAVID G. McCallum Jr
Notary Public in and for the State of WA
Residing at NORTH BEND, WA
My appointment expires: _____

4-19-23



EXHIBIT "A"
LEGAL DESCRIPTION

Mountain View Mobile Home Park is Parcels: "A", "B" and "C" below.

Parcel "A"

The South 200 feet of the Northwest 1/4 of the Southwest 1/4 of the Southwest 1/4 and of the South 200 feet of the West 31 feet of the Northeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 29, Township 34 North, Range 4 West, W.M., EXCEPT State Highway.

ALSO EXCEPT

Begin at the intersection of the South line of said subdivision and the East line of Old Highway 99 South, sometimes referenced as the Alfred Johnson Road; thence East along the South line of said subdivision 375.52 feet; thence North parallel with the East line of said road 6.86 feet; thence West parallel with the South line of said subdivision 375.52 feet to the East line of said road; thence South along the East line of road 6.86 feet to the Point of Beginning.

Parcel "B "

The Northwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 29, Township 34 North, Range 4 East, W.M.,

EXCEPT the West 200 feet thereof; AND EXCEPT the South 200 feet thereof AND EXCEPT the North 250 feet thereof; ALSO West 31 feet of the Northeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of said Section; EXCEPT the South 200 feet thereof AND EXCEPT the North 250 feet thereof; ALSO the North 15 feet of the West 200 feet of the South 215 feet of the Northwest 1/4 of the Southwest 1/4 of Southwest 1/4 of said Section, EXCEPT that portion lying within the Pacific Highway right-of-way.

EXCEPTING from Parcel "A" and "B" above, that portion of the Northeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of said Section 29, lying Easterly of the following described line:

Beginning at the Northeast corner of the West 31 feet of said subdivision , which point bears North 87 degrees 25'22" East, a distance of 31.00 feet from the Northwest corner of said subdivision;

thence South 2 degrees 32'20" East along the East line of the West 31 feet of said Northeast 1/4 of the Southwest 1/4 of the Southwest 1/4, said line being parallel to and measured at right angles to the West line of said subdivision, a distance of 250.00 feet to the true point of beginning of this property line description; thence continuing South 2 degrees 32'20" East along said East line of

the West 31.00 feet of said subdivision, a distance of 102.58 feet; thence South 29 degrees 06'14" East, a distance of 3.18 feet; thence South 2 degrees 32'20" East, a distance of 17.75 feet; thence South 24 degrees 01'34" West, a distance of 3.18 feet; thence South 2 degrees 32'20" East along said East line of the West 31.00 feet of said subdivision, a distance of 27.24 feet; thence South 29 degrees 06'14" East, a distance of 2.50 feet; thence South 2 degrees 32'20" East, a distance of 17.70 feet; thence South 24 degrees 01'34" West, a distance of 2.50 feet; thence South 2 degrees

32'20" East along said East line of the West 31.00 feet of said subdivision, a distance of 187.11 feet; thence South 29 degrees 06'14" East, a distance of 4.76 feet; thence South 2 degrees 32'20"

East, a distance of 37.77 feet to the point of ending of this property line description, and which point is located on the South line of said Northwest 1/4 of the Southwest 1/4 of the Southwest 1/4 and which point bears North 86 degrees 59'56" East, a distance of 2.13 feet from the Southeast corner of said West 31.00 feet of said subdivision and the terminus of this line description.

Parcel "C"

All that portion of the Northeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 29, Township 34 North, Range 4 East, W.M., lying West of the following described property line: Beginning at the Northeast corner of the West 31 feet of said subdivision, which point bears North 87 degrees 25'22" East, a distance of 31.00 feet from the Northwest corner of said subdivision; thence South 2 degrees 32'20" East along the East line of the West 31 feet of said Northeast 1/4 of the Southwest 1/4 of the Southwest 1/4, said line being parallel to and measured at right angles to the West line of said subdivision, a distance of 250.00 feet to the true point of beginning of this property line description; thence continuing South 2 degrees 32'20" East along said East line of the West 31.00 feet of said subdivision, a distance of 102.58 feet; thence South 29 degrees 06'14" East, a distance of 3.18 feet; thence South 2 degrees 32'20" East, a distance of 17.75 feet; thence South 24 degrees 01'34" West, a distance of 3.18 feet; thence South 2 degrees 32'20" East along said East line of the West 31.00 feet of said subdivision, a distance of 27.24 feet; thence South 29 degrees 06'14" East, a distance of 2.50 feet; thence South 2 degrees 32'20" East, a distance of 17.70 feet; thence South 24 degrees 01'34" West, a distance of 2.50 feet; thence South 2 degrees 32'20" East along said East line of the West 31.00 feet of said subdivision, a distance of 187.11 feet; thence South 29 degrees 06'14" East, a distance of 4.76 feet; thence South 2 degrees 32'20" East, a distance of 37.77 feet to the point of ending of this property line description, and which point is located on the South line of said Northeast 1/4 of the Southwest 1/4 of the Southwest 1/4 and which point bears North 86 degrees 59'56" East, a distance of 2.13 feet from the Southeast corner of said West 31.00 feet of said subdivision.

Evergreen Mobile Home Park is Parcels "D", "E" and "F" below.

Parcel "D"

That portion of the Northwest 1/4 of the Southwest 1/4 of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the East line of the Pacific Highway, 450 feet North of the South line of said Northwest 1/4 of the Southwest 1/4; thence East, 140 feet to the True Point of Beginning of this description; thence North, 100 feet; thence East, 24 feet; thence North, 100 feet; thence East, 707.2 feet; thence South, 200 feet; thence West, 731.2 feet, more or less, to the True Point of Beginning; EXCEPT any portion thereof lying within the boundaries of existing rights-of-way.

Parcel "E"

That portion of the Northwest 1/4 of the Southwest 1/4 of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the East line of the Old Pacific Highway 572 feet North of the South line of said Northwest 1/4 of the Southwest 1/4; thence South along the East line of said Highway 22 feet; thence East 164 feet; thence North 100 feet; thence West 45 feet; thence Southwesterly in a straight line a distance of 82 feet, more or less, to a point that is 96 feet East of the point of beginning; thence West 96 feet to the point of beginning.

Parcel "F"

That portion of the Northwest 1/4 of the Southwest 1/4 of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the East line of the Pacific Highway, 550 feet North of the South line of said Northwest 1/4 of the Southwest 1/4;
thence East 164 feet;
thence North 100 feet;
thence West 164 feet, more or less, to the East line of said highway;
thence South 100 feet, more or less, to the point of beginning,

EXCEPT any portion thereof lying within the boundaries of existing road and drainage ditch rights of way,

ALSO EXCEPT the following described parcel:

That portion of the Northwest 1/4 of the Southwest 1/4 of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the East line of the Old Pacific Highway 572 feet North of the South line of said Northwest 1/4 of the Southwest 1/4; thence South along the East line of said highway 22 feet; thence East 164 feet; thence North 100 feet; thence West 45 feet; thence

Southwesterly in a straight line, a distance of 82 feet, more or less, to a point that is 96 feet East of the point of beginning; thence West 96 feet to the point of beginning.

Situate in the County of Skagit, State of Washington .

EXHIBIT "B" TO STATUTORY WARRANTY DEED

1. Reservations, provisions and/or exceptions contained in instrument executed by Bertram Criss, et ux., recorded 05/22/1928 as Auditor's File No. 213435.

Grantors herein reserve the right to attach lateral ditches to the community ditch now being constructed on the above described property.

2. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Power and Light Company and/or its predecessors, recorded 03/18/1955, as Auditor's File No. 514756.
3. Regulatory notices/agreements regarding governmental planning permits that may include covenants, conditions and restrictions affecting the Mountain View Mobile Home Park recorded as Auditor's File Nos. 8201130017, 8411130049, 8502270001, 8601070017, 8606100044 and 8705280048.

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, provisions as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey recorded 11/21/2001 as Auditor's File No. 200111210098.
5. Easement, affecting a portion of subject property for the purpose of MDU Broadband Services including terms and provisions thereof granted in Memorandum of Easement to TCI Cablevision of Washington recorded 08/21/2001 as Auditor's File No. 200108210054
6. Agreement, affecting subject property, regarding MDU Service Agreement and the terms and provisions thereof between Epstein Family Partners and TCI Cablevision of Washington, Inc., recorded 10/26/1998 as Auditor's File No. 9810260110.
7. Conditions, Rights-of-way, easements, fence line/boundary discrepancies and provisions disclosed and/or delineated on the face of the following plat/short plat/survey named Survey recorded 05/09/1987 as Auditor's File No. 8705060030.
8. Rights-of-way, fence line/boundary discrepancies disclosed and/or delineated on the face of the following plat/short plat/survey named Survey recorded 05/09/1985 as Auditor's File No. 8505090028.
9. Rights-of-way, fence line/boundary discrepancies as disclosed and/or delineated on the face of the following plat/short plat/survey named South Mount Vernon Business Park BSP recorded 09/10/2007 as Auditor's File No. 200709100133.

Affects: North line of Evergreen Mobile Park.

10. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy Inc. and/or its predecessors, recorded 03/27/2017, as Auditor's File No. 201703270147.

Said document is a rerecording of Auditor's File No. 201503300130.

11. Dedications, conditions, restrictions, easements, fence line/boundary discrepancies and provisions as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey recorded 03/04/2015 as Auditor's File No. 201503040045.
12. Easement, affecting a portion of subject property for the purpose of broadband services including terms and provisions thereof granted in Memorandum of Contract to Comcast of Washington IV, Inc. recorded 03/08/2010 as Auditor's File No. 201003080057
13. Easement affecting a portion of subject property for underground electric system and related facilities and provisions therein, granted to Puget Sound Power and Light Company and/or its predecessors, recorded 11/29/1994, as Auditor's File No. 9411290061.

Affects: Evergreen Mobile Park.
14. Multiple Dwelling Unit Service Agreement and the terms and provisions thereof between Edward Epstein and TCI Cablevision of Washington, Inc., recorded 12/10/1999 as Auditor's File No. 199912100109.

Affects: Evergreen Mobile Home Park.
15. Easement, affecting a portion of subject property for the purpose of broadband services including terms and provisions thereof granted to Comcast of Washington IV, Inc. recorded 06/15/2004 as Auditor's File No. 200406150027.

Affects: Evergreen Mobile Home Park.
16. Easement, affecting a portion of subject property for the purpose of pipelines and related facilities including terms and provisions thereof granted to Cascade Natural Gas recorded 12/18/1969 as Auditor's File No. 734190.

Affects: Parcels "A" and "B".
17. The terms and provisions of that certain Stipulation and Order Quieting Title entered February 4, 2015 in Skagit Superior Court Cause No. 10-2-01943-2.
18. The terms and provisions of that certain Stipulated Judgment entered August 1, 1990 in Skagit County Superior Court Cause No. 87-2-00584-7.
19. TX3Rights of tenants in possession as of the date hereof, as tenants only, under prior unrecorded residential leases.