

When recorded return to:

LTK Properties, LLC  
PO Box 117  
Mount Vernon, WA  
98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-1157  
Mar 19 2021  
Amount Paid \$4405.00  
Skagit County Treasurer  
By Marissa Guerrero Deputy

GNW 20-9003

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) SMVBP LLC, a Washington Limited Liability Company, ,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to LTK Properties, 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: P126617  
Lot 4, SOUTH MOUNT VERNON BUSINESS PARK BINDING  
SITE PLAN No. LU05-061

Statutory Warranty Deed  
LPG 10-05

Order No.: 20-9003-KS

Page 1 of 6

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): P126617/8072-000-004-0000

Dated: 3/13/21

SMVBP LLC, a Washington Limited Liability Company

By:   
Dave M. Allegre, Managing Member

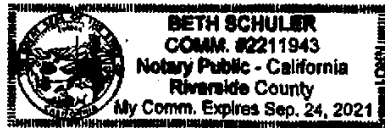
STATE OF WASHINGTON *Cal. Form*  
COUNTY OF SKAGIT *Riverside*

I certify that I know or have satisfactory evidence that Dave M. Allegre 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 the Managing Member of SMVBP LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 13 day of March, 2021

*Beth Schuler*  
Signature

*Notary Public*  
Title



My appointment expires: *Sept 24, 2021*

**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 328 East Blackburn Road, Mount Vernon, WA  
98273

Tax Parcel Number(s): P126617/8072-000-004-0000

**Property Description:**

Lot 4, as delineated on "SOUTH MOUNT VERNON BUSINESS  
PARK BINDING SITE PLAN No. LU05-061", as approved on August  
30, 2007 and recorded September 10, 2007 under Auditor's File No.  
200709100133, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

**EXHIBIT B**  
**20-9003-KS**

1. Relinquishment of rights of access to State Highway and of light, view and air under terms of Decree of Appropriation, entered November 12, 1973 in Skagit County Cause No. 32903.

2. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey  
Recorded: February 3, 2006  
Auditor's No.: 200602030192

3. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation  
Dated: May 11, 2006  
Recorded: May 22, 2006  
Auditor's No.: 200605220171  
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."  
Area Affected: All streets and road rights-of-way and a strip of land 10 feet  
in width parallel to private/public street and road rights-of-way.

4. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER

Statutory Warranty Deed  
LPB 10-05

**MATTERS AS DISCLOSED AND/OR DELINEATED ON THE  
FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:**

**Name: South Mount Vernon Business Park, BSP LU05-061  
Recorded: September 10, 2007  
Auditor's No.: 200709100133**