

AFTER RECORDING MAIL TO:

Mount Vernon Plaza Associates, L.L.C.  
650 South Orcas Street Suite 210  
Seattle, WA 98108

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-1255  
Mar 24 2021  
Amount Paid \$15338.60  
Skagit County Treasurer  
By Chelsea Stalcup Deputy

Filed for Record at Request of:  
First American Title Insurance Company National Commercial  
Services

*Space above this line for Recordors use only*

**STATUTORY WARRANTY DEED**

File No: **NCS-1046709-WA1 (II)**

Date: **March 24, 2021**

Grantor(s): **Wendee Hamilton and Gary E. Smith as heir of the estate of Nora Lee Smith and Phil E. Cyr and Tracie Cyr and Babette Phillips Living Trust and Penny Van Buren and Isobel Burtenshaw and Bettie L. Rockey Revocable Trust**

Grantee(s): **Mount Vernon Plaza Associates, L.L.C.**

Abbreviated Legal:

Additional Legal on page:

Assessor's Tax Parcel No(s): **34041730050006 and 34041700800000**

**THE GRANTOR(S) Wendee Hamilton, formerly Wendee Cyr, as her separate estate and Gary E. Smith as heir of the estate of Nora Lee Smith, deceased and Phil E. Cyr, as his separate estate and Tracie Cyr, as her separate estate and Patricia L. Gibeau, Successor Trustee of the Babette Phillips Living Trust, dated September 3, 1992 and Penny Van Buren, formerly Penny Merrell, as her separate estate and Isobel Burtenshaw, as her separate estate and Bettie L. Rockey, Trustee of the Bettie L. Rockey Revocable Trust dated December 14, 2015 for and in consideration of Ten Dollars and other Good and Valuable Consideration, in hand paid, conveys, and warrants to Mount Vernon Plaza Associates, L.L.C., a Washington limited liability company, the following described real estate, situated in the County of Skagit, State of Washington.**

**LEGAL DESCRIPTION:** Real property in the County of Skagit, State of Washington, described as follows:

**PARCEL "A":**

**THAT PORTION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING WEST OF THE PACIFIC NORTHWEST TRACTION COMPANY RIGHT OF WAY, EXCEPT THE SOUTH 450 FEET THEREOF, AND EXCEPT THOSE PORTIONS THEREOF LYING WITHIN THE BOUNDARIES OF THE COUNTY ROAD AND STATE HIGHWAY RIGHTS OF WAY, AND EXCEPT THAT PORTION THEREOF LYING EAST OF A LINE RUNNING SOUTH FROM A**

APN: 34041730050006

Statutory Warranty Deed  
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**FET THEREOF, AND EXCEPT THOSE PORTIONS THEREOF LYING WITHIN THE BOUNDARIES OF THE COUNTY ROAD AND STATE HIGHWAY RIGHTS OF WAY, AND EXCEPT THAT PORTION THEREOF LYING EAST OF A LINE RUNNING SOUTH FROM A POINT ON THE SOUTH LINE OF THE A.W. FURBER ROAD THAT IS 262.33 FEET WEST OF THE WEST LINE OF THE OLD PACIFIC NORTHWEST TRACTION COMPANY RIGHT OF WAY, AND EXCEPT THE NORTH 10 FEET CONVEYED TO THE CITY OF MOUNT VERNON BY DEEDS RECORDED UNDER AUDITOR'S FILE NOS. 816623 THROUGH 816628, INCLUSIVE.**

**ALSO EXCEPT THAT PORTION OF ROAD RIGHT-OF-WAY AWARDED TO CITY OF MOUNT VERNON UNDER SKAGIT COUNTY SUPERIOR COURT NO. 08-2-00768-8.**

**PARCEL "B":**

**THAT PORTION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT ON THE EAST SIDE OF THE STATE HIGHWAY, 450 FEET NORTH OF THE SOUTH LINE OF SAID SUBDIVISION; THENCE SOUTH ALONG THE EAST LINE OF SAID HIGHWAY, 115 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID SUBDIVISION, 211 FEET; THENCE NORTH TO A POINT 211 FEET EAST OF THE POINT OF BEGINNING AND 450 FEET NORTH OF THE SOUTH LINE OF SAID SUBDIVISION; THENCE WEST TO THE POINT OF BEGINNING. EXCEPT THAT PORTION OF ROAD RIGHT-OF-WAY AWARDED TO CITY OF MOUNT VERNON UNDER SKAGIT COUNTY SUPERIOR COURT NO. 08-2-00768-8.**

**TOGETHER WITH THE NON-EXCLUSIVE BENEFITS OF THE DECLARATION OF PARKING EASEMENT AND RECIPROCAL ACCESS EASEMENTS BETWEEN 223 NORTH GREEN BAY STREET, LLC AND MOUNT VERNON PLAZA ASSOCIATES, LLC DATED JULY 21, 2009, RECORDED JULY 30, 2009 AS AUDITOR'S FILE NO. 200907300083.**

Subject To: 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.

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Statutory Warranty Deed  
- continued

File No.: NCS-1046709-WA1 (II)

Wendee Hamilton  
Wendee Hamilton

Gary E. Smith as heir of the estate of Nora Lee  
Smith, deceased

By: \_\_\_\_\_  
Name: Gary E. Smith  
Title: Heir

\_\_\_\_\_  
Phil E. Cyr

\_\_\_\_\_  
Tracie Cyr

Patricia L. Gibeau, Successor Trustee of the  
Babette Phillips Living Trust, dated September  
3, 1992

\_\_\_\_\_  
Patricia L. Gibeau, Successor Trustee

\_\_\_\_\_  
Penny Van Buren

\_\_\_\_\_  
Isobel Burtenshaw

Bettie L. Rockey, Trustee of the Bettie L. Rockey  
Revocable Trust dated December 14, 2015

\_\_\_\_\_  
Bettie L. Rockey, Trustee

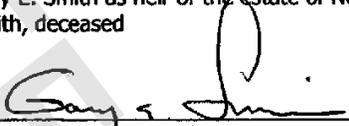
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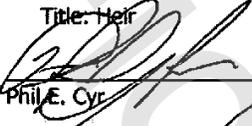
Statutory Warranty Deed  
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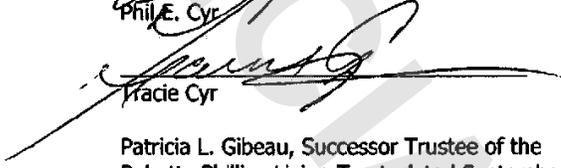
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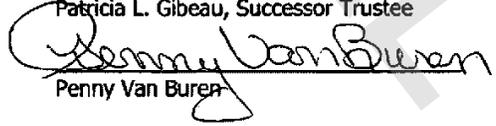
By:   
Name: Gary E. Smith  
Title: Heir

  
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Phil E. Cyr

  
\_\_\_\_\_  
Tracie Cyr

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Bettie L. Rockey, Trustee

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Wendee Hamilton

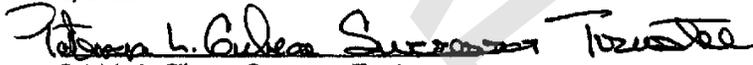
Gary E. Smith as heir of the estate of Nora Lee  
Smith, deceased

By: \_\_\_\_\_  
Name: Gary E. Smith  
Title: Heir

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Phil E. Cyr

\_\_\_\_\_  
Tracie Cyr

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Patricia L. Gibeau, Successor Trustee

\_\_\_\_\_  
Penny Van Buren  
*Isobel E. Burtenshaw*  
Isobel Burtenshaw

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Bettie L. Rockey, Trustee

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Statutory Warranty Deed  
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Name: Gary E. Smith  
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Tracie Cyr

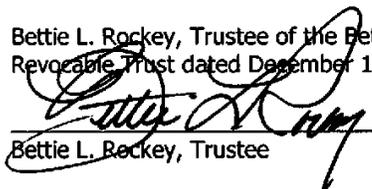
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Bettie L. Rockey, Trustee

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Statutory Warranty Deed  
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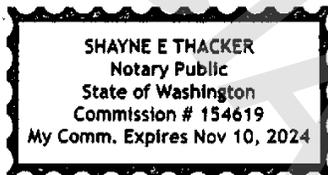
File No.: NCS-1046709-WA1 (II)

STATE OF Washington )  
 )-ss  
COUNTY OF Okanogan )

I certify that I know or have satisfactory evidence that Wendee Hamilton

(s) are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/hers/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 16, 2021



Shayne Thacker  
Print Name: Shayne E Thacker  
Notary Public in and for the State of Washington  
Residing at: Orville  
My appointment expires: Nov. 10, 2024

STATE OF Washington )  
 )-ss  
COUNTY OF )

I certify that I know or have satisfactory evidence that \_\_\_\_\_ 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 acknowledged it as the \_\_\_\_\_

of \_\_\_\_\_ to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Print Name:  
Notary Public in and for the State of Washington  
Residing at:  
My appointment expires:

APN: 34041730050006

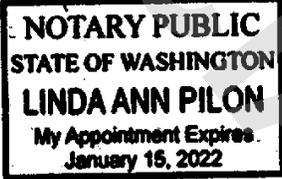
Statutory Warranty Deed  
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File No.: NCS-1046709-WA1 (II)

STATE OF Washington )  
 )-ss  
COUNTY OF Whatcom )

I certify that I know or have satisfactory evidence that Gary E. Smith, Phil E. Cyr, Tracie Cyr, Penny Van Buren is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 19, 2021



Linda Ann Pilon  
Print Name: Linda Ann Pilon  
Notary Public in and for the State of Washington  
Residing at: Bellingham  
My appointment expires: JAN 15, 2022

STATE OF Washington )  
 )-ss  
COUNTY OF )

I certify that I know or have satisfactory evidence that \_\_\_\_\_ 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 acknowledged it as the \_\_\_\_\_ of \_\_\_\_\_ to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

Print Name: \_\_\_\_\_  
Notary Public in and for the State of Washington  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

APN: 34041730050006

Statutory Warranty Deed  
- continued

File No.: NCS-1046709-WA1 (II)

STATE OF Washington )  
 )-ss  
COUNTY OF )

I certify that I know or have satisfactory evidence that \_\_\_\_\_

\_\_\_\_\_, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 03/17/2021

*Ann K. Jamun*

*Please see attached  
notary certificate*

Print Name:  
Notary Public in and for the State of Washington  
Residing at: 5100 Clayton Rd B1 Concord  
My appointment expires: 12/16/2023 CA 94521

STATE OF Washington )  
 )-ss  
COUNTY OF )

I certify that I know or have satisfactory evidence that \_\_\_\_\_

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 acknowledged it as the \_\_\_\_\_ of \_\_\_\_\_ to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

Print Name:  
Notary Public in and for the State of Washington  
Residing at:  
My appointment expires:

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1169**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Contra Costa )  
On 03/17/2021 before me, Tricia K. Tamura, Notary Public,  
Date Here Insert Name and Title of the Officer  
personally appeared Bettie L. Rocky  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Tricia K. Tamura  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**  
Title or Type of Document: Stability Warranty Deed Document Date: 03/17/2021  
Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_  
**Capacity(ies) Claimed by Signer(s)**  
Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_  
 Corporate Officer - Title(s): \_\_\_\_\_  Corporate Officer - Title(s): \_\_\_\_\_  
 Partner -  Limited  General  Partner -  Limited  General  
 Individual  Attorney in Fact  Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_ Signer Is Representing: \_\_\_\_\_

APN: 34041730050006

Statutory Warranty Deed  
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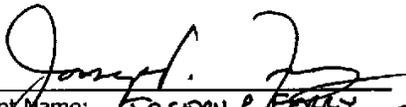
File No.: NCS-1046709-WA1 (II)

STATE OF ~~Washington~~ CALIFORNIA )  
 )-SS  
COUNTY OF LOS ANGELES )

I certify that I know or have satisfactory evidence that PATRICIA L. GIBBY

is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3-18-2021

  
Print Name: JOSEPH P. FERRY CA  
Notary Public in and for the State of ~~Washington~~  
Residing at: 1348-10th Street, Santa Monica CA 90401  
My appointment expires: 10-18-2023

STATE OF Washington )  
 )-SS  
COUNTY OF )



I certify that I know or have satisfactory evidence that \_\_\_\_\_

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 acknowledged it as the \_\_\_\_\_ of \_\_\_\_\_ to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

Print Name:  
Notary Public in and for the State of Washington  
Residing at:  
My appointment expires:

APN: 34041730050006

Statutory Warranty Deed  
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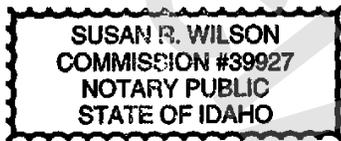
File No.: NCS-1046709-WA1 (H)

STATE OF Idaho  
~~Washington~~ )  
 )-ss  
COUNTY OF Latah )

I certify that I know or have satisfactory evidence that Isobel E Burtenshaw

(s)are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 22, 2021



Susan R. Wilson  
Print Name: Susan R. Wilson Idaho  
Notary Public in and for the State of ~~Washington~~  
Residing at: Moscow, ID  
My appointment expires: 4-21-2021

STATE OF Washington )  
 )-ss  
COUNTY OF )

I certify that I know or have satisfactory evidence that \_\_\_\_\_, 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 acknowledged it as the \_\_\_\_\_ of \_\_\_\_\_ to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

Print Name: \_\_\_\_\_  
Notary Public in and for the State of Washington  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_