



202104200063

04/20/2021 09:27 AM Pages: 1 of 8 Fees: \$110.50
Skagit County Auditor

Filed for Record at Request of:

Law Offices of Gregory E. Thulin, P.S.
2200 Rimland Drive, Suite 115
Bellingham, WA 98226-6643

Land Title & Escrow
01-184025-OAE

STATUTORY WARRANTY DEED

THE GRANTOR, Town of La Conner, a Washington municipal corporation, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, in hand paid, conveys and warrants to Grantee, Maple Field, LLC, a Washington limited liability company, the following described real estate, situated in the County of Skagit, State of Washington:

See Exhibits "A-1" through "A-7" Attached Hereto and Incorporated Herein

Abbreviated legal: Parcels B – H, Town of La Conner LLA No. LU21-14LL; Being a part of Lot 1 & Ptn of Lot 2, Blk 24 & Lots 2-4, Blk 25, & Tract III, Syndicate Add. To Town of La Conner

Full Legal: Pages 2-8

Tax Parcel Numbers: 4128-024-001-0000, P114063
4128-024-002-0000, P112748
4128-025-003-0000, P106624
4128-025-004-0000, P74409

2021-1483
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 20 2021

Amount Paid \$ 0
Skagit Co. Treasurer
By Deputy

DATED: April 16, 2021.

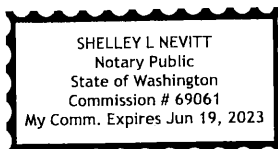
TOWN OF LA CONNER

By: Ramon Hayes
Its: Mayor

STATE OF WASHINGTON)
SKAGIT) ss.
COUNTY OF WHATECOM)

I certify that I know or have satisfactory evidence that Ramon Hayes 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 that he acknowledged it as the Mayor of the Town of La Conner, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Subscribed and Sworn to before me this 16 day of April, 2021.



Shelley L. Nevitt
Notary Public in and for the State of Washington
Print name: Shelley L. Nevitt
My commission expires: 6-19-2023

EXHIBIT "A-1"
Legal Description

PARCEL "B"

PORTIONS OF LOTS 1 AND 2, BLOCK 24, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MONUMENT AT THE CENTERLINE OF MAPLE STREET AND LAUREL STREET;

THENCE SOUTH 60°04'00" EAST ON THE PROJECTION OF SAID LAUREL STREET FOR A DISTANCE OF 30.00 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY MARGIN OF SAID MAPLE STREET;

THENCE NORTH 29°56'00" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY MARGIN OF MAPLE STREET FOR A DISTANCE OF 75.04 FEET TO THE WESTERLY MOST CORNER OF LOT 2, BLOCK 25 SAID "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE CONTINUE NORTH 29°56'00" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY MARGIN FOR A DISTANCE OF 280.00 FEET;

THENCE SOUTH 60°04'00" EAST FOR A DISTANCE OF 100.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 60°04'00" EAST FOR A DISTANCE OF 100.00 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 2, BLOCK 24, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE SOUTH 29°56'00" WEST ALONG SAID SOUTHEASTERLY LINE OF LOT 2, BLOCK 24 OR SOUTHEASTERLY LINE EXTENDED, FOR A DISTANCE OF 50.00 FEET;

THENCE NORTH 60°04'00" WEST FOR A DISTANCE OF 100.00 FEET TO A POINT BEARING SOUTH 29°56'00" WEST FROM THE TRUE POINT OF BEGINNING;

THENCE NORTH 29°56'00" EAST FOR A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH THAT CERTAIN NON-EXCLUSIVE MUTUALLY BENEFICIAL EASEMENT FOR INGRESS, EGRESS AND UTILITIES REFERENCED AS "EASEMENT B" AND "EASEMENT C" IN THE CERTAIN JOINT USE EASEMENTS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 202104200062.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE TOWN OF LA CONNER, COUNTY OF SKAGIT, STATE OF WASHINGTON.

CONTAINING 5,000 SQ FT, 0.11 ACRES

EXHIBIT "A-2"

PARCEL "C"

PORTIONS OF LOT 1, BLOCK 24, AND TRACT III, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MONUMENT AT THE CENTERLINE OF MAPLE STREET AND LAUREL STREET;

THENCE SOUTH 60°04'00" EAST ON THE PROJECTION OF SAID LAUREL STREET FOR A DISTANCE OF 30.00 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY MARGIN OF SAID MAPLE STREET;

THENCE NORTH 29°56'00" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY MARGIN OF MAPLE STREET FOR A DISTANCE OF 75.04 FEET TO THE WESTERLY MOST CORNER OF LOT 2, BLOCK 25 SAID "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE CONTINUE NORTH 29°56'00" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY MARGIN FOR A DISTANCE OF 280.00 FEET;

THENCE SOUTH 60°04'00" EAST FOR A DISTANCE OF 100.00 FEET;

THENCE SOUTH 29°56'00" WEST FOR A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 60°04'00" EAST FOR A DISTANCE OF 100.00 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 1, BLOCK 24, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE SOUTH 29°56'00" WEST ALONG SAID SOUTHEASTERLY LINE OR SOUTHEASTERLY LINE EXTENDED FOR A DISTANCE OF 40.00 FEET;

THENCE NORTH 60°04'00" WEST FOR A DISTANCE OF 100.00 FEET TO A POINT BEARING SOUTH 29°56'00" WEST FROM THE TRUE POINT OF BEGINNING;

THENCE NORTH 29°56'00" EAST FOR A DISTANCE OF 40.00 FEET TO THE TRUE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH THAT CERTAIN NON-EXCLUSIVE MUTUALLY BENEFICIAL EASEMENT FOR INGRESS, EGRESS AND UTILITIES REFERENCED AS "EASEMENT B" IN THE CERTAIN JOINT USE EASEMENTS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 202104200062.

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SITUATE IN THE TOWN OF LA CONNER, COUNTY OF SKAGIT, STATE OF WASHINGTON.

CONTAINING 4,000 SQ FT, 0.09 ACRES

EXHIBIT "A-3"

PARCEL "D"

PORTIONS OF LOT 4, BLOCK 25, AND TRACT III, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MONUMENT AT THE CENTERLINE OF MAPLE STREET AND LAUREL STREET;

THENCE SOUTH 60°04'00" EAST ON THE PROJECTION OF SAID LAUREL STREET FOR A DISTANCE OF 30.00 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY MARGIN OF SAID MAPLE STREET;

THENCE NORTH 29°56'00" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY MARGIN OF MAPLE STREET FOR A DISTANCE OF 75.04 FEET TO THE WESTERLY MOST CORNER OF LOT 2, BLOCK 25 SAID "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE CONTINUE NORTH 29°56'00" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY MARGIN FOR A DISTANCE OF 280.00 FEET;

THENCE SOUTH 60°04'00" EAST FOR A DISTANCE OF 100.00 FEET;

THENCE SOUTH 29°56'00" WEST FOR A DISTANCE OF 90.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 60°04'00" EAST FOR A DISTANCE OF 100.00 FEET TO THE SOUTHEASTERLY LINE OF SAID TRACT III, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE SOUTH 29°56'00" WEST ALONG SAID SOUTHEASTERLY LINE OR SOUTHEASTERLY LINE EXTENDED FOR A DISTANCE OF 50.00 FEET;

THENCE NORTH 60°04'00" WEST FOR A DISTANCE OF 100.00 FEET TO A POINT BEARING SOUTH 29°56'00" WEST FROM THE TRUE POINT OF BEGINNING;

THENCE NORTH 29°56'00" EAST FOR A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH THAT CERTAIN NON-EXCLUSIVE MUTUALLY BENEFICIAL EASEMENT FOR INGRESS, EGRESS AND UTILITIES REFERENCED AS "EASEMENT B" IN THE CERTAIN JOINT USE EASEMENTS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 202104200062.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE TOWN OF LA CONNER, COUNTY OF SKAGIT, STATE OF WASHINGTON.

CONTAINING 5,000 SQ FT, 0.11 ACRES

EXHIBIT "A-4"

PARCEL "E"

PORTIONS OF LOTS 3 AND 4, BLOCK 25, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MONUMENT AT THE CENTERLINE OF MAPLE STREET AND LAUREL STREET;

THENCE SOUTH 60°04'00" EAST ON THE PROJECTION OF SAID LAUREL STREET FOR A DISTANCE OF 30.00 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY MARGIN OF SAID MAPLE STREET;

THENCE NORTH 29°56'00" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY MARGIN OF MAPLE STREET FOR A DISTANCE OF 75.04 FEET TO THE WESTERLY MOST CORNER OF LOT 2, BLOCK 25 SAID "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE CONTINUE NORTH 29°56'00" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY MARGIN FOR A DISTANCE OF 280.00 FEET;

THENCE SOUTH 60°04'00" EAST FOR A DISTANCE OF 100.00 FEET;

THENCE SOUTH 29°56'00" WEST FOR A DISTANCE OF 140.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 60°04'00" EAST FOR A DISTANCE OF 100.00 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 4, BLOCK 25, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE SOUTH 29°56'00" WEST ALONG SAID SOUTHEASTERLY LINE OR SOUTHEASTERLY LINE EXTENDED FOR A DISTANCE OF 50.00 FEET;

THENCE NORTH 60°04'00" WEST FOR A DISTANCE OF 100.00 FEET TO A POINT BEARING SOUTH 29°56'00" WEST FROM THE TRUE POINT OF BEGINNING;

THENCE NORTH 29°56'00" EAST FOR A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH THAT CERTAIN NON-EXCLUSIVE MUTUALLY BENEFICIAL EASEMENT FOR INGRESS, EGRESS AND UTILITIES REFERENCED AS "EASEMENT A" IN THE CERTAIN JOINT USE EASEMENTS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 202104200062.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE TOWN OF LA CONNER, COUNTY OF SKAGIT, STATE OF WASHINGTON.

CONTAINING 5,000 SQ FT, 0.11 ACRES

EXHIBIT "A-5"

PARCEL "F"

PORTION OF LOT 3, BLOCK 25, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MONUMENT AT THE CENTERLINE OF MAPLE STREET AND LAUREL STREET;

THENCE SOUTH 60°04'00" EAST ON THE PROJECTION OF SAID LAUREL STREET FOR A DISTANCE OF 30.00 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY MARGIN OF SAID MAPLE STREET;

THENCE NORTH 29°56'00" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY MARGIN OF MAPLE STREET FOR A DISTANCE OF 75.04 FEET TO THE WESTERLY MOST CORNER OF LOT 2, BLOCK 25 SAID "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE CONTINUE NORTH 29°56'00" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY MARGIN FOR A DISTANCE OF 280.00 FEET;

THENCE SOUTH 60°04'00" EAST FOR A DISTANCE OF 100.00 FEET;

THENCE SOUTH 29°56'00" WEST FOR A DISTANCE OF 190.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 60°04'00" EAST FOR A DISTANCE OF 100.00 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 3, BLOCK 25, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE SOUTH 29°56'00" WEST ALONG SAID SOUTHEASTERLY LINE OR SOUTHEASTERLY LINE EXTENDED FOR A DISTANCE OF 40.00 FEET;

THENCE NORTH 60°04'00" WEST FOR A DISTANCE OF 100.00 FEET TO A POINT BEARING SOUTH 29°56'00" WEST FROM THE TRUE POINT OF BEGINNING;

THENCE NORTH 29°56'00" EAST FOR A DISTANCE OF 40.00 FEET TO THE TRUE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH THAT CERTAIN NON-EXCLUSIVE MUTUALLY BENEFICIAL EASEMENT FOR INGRESS, EGRESS AND UTILITIES REFERENCED AS "EASEMENT A" IN THE CERTAIN JOINT USE EASEMENTS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 202104200062.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE TOWN OF LA CONNER, COUNTY OF SKAGIT, STATE OF WASHINGTON.

CONTAINING 4,000 SQ FT, 0.09 ACRES

EXHIBIT "A-6"

PARCEL "G"

PORTION OF LOT 2, BLOCK 25, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MONUMENT AT THE CENTERLINE OF MAPLE STREET AND LAUREL STREET;

THENCE SOUTH 60°04'00" EAST ON THE PROJECTION OF SAID LAUREL STREET FOR A DISTANCE OF 30.00 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY MARGIN OF SAID MAPLE STREET;

THENCE NORTH 29°56'00" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY MARGIN OF MAPLE STREET FOR A DISTANCE OF 75.04 FEET TO THE WESTERLY MOST CORNER OF LOT 2, BLOCK 25 SAID "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE CONTINUE NORTH 29°56'00" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY MARGIN FOR A DISTANCE OF 280.00 FEET;

THENCE SOUTH 60°04'00" EAST FOR A DISTANCE OF 100.00 FEET;

THENCE SOUTH 29°56'00" WEST FOR A DISTANCE OF 230.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 60°04'00" EAST FOR A DISTANCE OF 100.00 FEET TO THE SOUTHEASTERLY LINE OF SAID BLOCK 24, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE SOUTH 29°56'00" WEST ALONG SAID SOUTHEASTERLY LINE FOR A DISTANCE OF 50.00 FEET, MORE OR LESS, TO THE SOUTHEASTERLY CORNER OF SAID LOT 2, BLOCK 25;

THENCE NORTH 60°04'00" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 2, BLOCK 25 FOR A DISTANCE OF 100.00 FEET TO A POINT BEARING SOUTH 29°56'00" WEST FROM THE TRUE POINT OF BEGINNING;

THENCE NORTH 29°56'00" EAST FOR A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH THAT CERTAIN NON-EXCLUSIVE MUTUALLY BENEFICIAL EASEMENT FOR INGRESS, EGRESS AND UTILITIES REFERENCED AS "EASEMENT A" IN THE CERTAIN JOINT USE EASEMENTS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 202104200062.

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SITUATE IN THE TOWN OF LA CONNER, COUNTY OF SKAGIT, STATE OF WASHINGTON.

CONTAINING 5,000 SQ FT, 0.11 ACRES

EXHIBIT "A-7"

PARCEL "H"

PORTIONS OF LOTS 1 AND 2 BLOCK 24, TRACT III AND OF LOTS 2, 3 AND 4 BLOCK 25, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MONUMENT AT THE CENTERLINE OF MAPLE STREET AND LAUREL STREET;

THENCE SOUTH 60°04'00" EAST ON THE PROJECTION OF SAID LAUREL STREET FOR A DISTANCE OF 30.00 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY MARGIN OF SAID MAPLE STREET;

THENCE NORTH 29°56'00" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY MARGIN OF MAPLE STREET FOR A DISTANCE OF 75.04 FEET TO THE WESTERLY MOST CORNER OF LOT 2, BLOCK 25 SAID "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON AND BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUE NORTH 29°56'00" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY MARGIN FOR A DISTANCE OF 280.00 FEET;

THENCE SOUTH 60°04'00" EAST FOR A DISTANCE OF 100.00 FEET;

THENCE SOUTH 29°56'00" WEST FOR A DISTANCE OF 280.00 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF SAID LOT 2, BLOCK 25 AT A POINT BEARING SOUTH 60°04'00" EAST FROM THE TRUE POINT OF BEGINNING;

THENCE NORTH 60°04'00" WEST ALONG SAID SOUTHERLY LINE FOR A DISTANCE OF 100.00 FEET TO THE TRUE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH THAT CERTAIN NON-EXCLUSIVE MUTUALLY BENEFICIAL EASEMENT FOR INGRESS, EGRESS AND UTILITIES REFERENCED AS "EASEMENT A" AND "EASEMENT B" IN THE CERTAIN JOINT USE EASEMENTS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 202104200062.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE TOWN OF LA CONNER, COUNTY OF SKAGIT, STATE OF WASHINGTON.

CONTAINING 28,000 SQ FT, 0.64 ACRES