

**When recorded return to:**

Daniel Piantanida  
Manny's Place LLC  
2311 North 45<sup>th</sup> Street, #11  
Seattle, WA 98103

Filed for record at the request of:



1211 SW Fifth Ave., Ste 2130  
Portland, OR 97204

Escrow No.: 472521003360

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2507

Jun 03 2021

Amount Paid \$232055.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

CHICAGO TITLE CO.

620047558

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Van Fleets Mobile Home Park LLC

for and in consideration of Ten Dollars and Other Valuable Consideration (\$10.00)  
in hand paid, conveys, and warrants to Manny's Place 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 AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

p/n W 20 Acres NE 1/4 SE 1/4 Sec 19-35-5

Tax Parcel Number(s): P39908

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 5-26-21

Van Fleets Mobile Home Park LLC, a Washington limited liability company

BY: Rosalie Van Fleet Irrevocable Trust dated December 20, 1997, its Member

BY: Alexander Glass III  
Alexander Glass III, Trustee

STATE OF WASHINGTON  
ss.  
COUNTY OF \_\_\_\_\_

I certify that I know or have satisfactory evidence that Alexander Glass III (is/are) the person(s) who appeared before me, and said person(s) acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledge it as the Trustee of the Rosalie Van Fleet Irrevocable Trust dated December 20, 1997, member of the Van Fleets Mobile Home Park LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

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

Notary name printed or typed: \_\_\_\_\_  
Notary Public in and for the State of Washington  
Residing at \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

*See attached*

**CALIFORNIA ACKNOWLEDGMENT**

CIVIL CODE § 1189

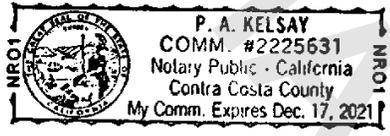
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of Contra Costa }

On 5-26-21 before me, P.A. Kelsay Notary Public

personally appeared Alexander Glass III  
Date Here Insert Name and Title of the Officer  
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 P.A. Kelsay  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can avert alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**  
Title or Type of Document: Statutory Warranty Deed  
Document Date: \_\_\_\_\_ Number of Pages: 3

**Capacity(ies) Claimed by Signer(s)**  
Signer's Name: \_\_\_\_\_  
 Corporate Officer - Title(s): \_\_\_\_\_  
 Partner -  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P39908/ 350519-4-002-0000**

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THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 E.W.M., LYING SOUTHEASTERLY OF THE PAVED HIGHWAY.

EXCEPT FROM THE ABOVE DESCRIBED PREMISES ALL ROAD RIGHTS OF WAY AND ALSO EXCEPT A TRACT DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, AND IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, ALL IN TOWNSHIP 35 NORTH, RANGE 5 E.W.M., WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 E.W.M.,  
THENCE RUNNING SOUTH 88°59' WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 131.35 FEET;  
THENCE SOUTH 52°11'30" WEST A DISTANCE OF 329.54 FEET;  
THENCE SOUTH 37°48'30" EAST A DISTANCE OF 508.4 FEET;  
THENCE SOUTH 52°11'30" WEST A DISTANCE OF 957.41 FEET;  
THENCE NORTH 50°05' WEST A DISTANCE OF 47.48 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SAID SECTION 20;  
THENCE SOUTH 88°59' WEST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 640.08 FEET TO THE POINT OF BEGINNING.

EXCEPT FROM THE ABOVE DESCRIBED PREMISES THE EAST 20 ACRES OF THE WEST 40 ACRES THEREOF;  
AND ALSO EXCEPT FROM THE ABOVE DESCRIBED PREMISES THAT PORTION THEREOF IN SECTION 20, TOWNSHIP 35 NORTH, RANGE 5 E.W.M., IF ANY, LYING WEST OF THE WEST LINE OF THE EAST 12.8 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20, LYING SOUTHWEST OF HANSON CREEK.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

## Exhibit B

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company, a Washington corporation  
Purpose: ingress and egress  
Recording Date: April 25, 1967  
Recording No.: 697998  
Affects: the land herein and other land

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: United States of America  
Purpose: transmission line right of way  
Recording Date: April 26, 1968  
Recording No.: 713022  
Affects: as described in said instrument

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company, a corporation  
Purpose: electric transmission line  
Recording Date: June 30, 1925  
Recording No.: 185353  
Affects: as described in said instrument

Right of Way Contract and the terms and conditions thereof:

Granted to: Cascade Natural Gas Corporation  
Recording Date: December 6, 1973  
Recording No.: 794204

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company, a Washington corporation  
Purpose: underground electric transmission  
Recording Date: December 11, 1973  
Recording No.: 794371  
Affects: as described in said instrument

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company, a Washington corporation  
Purpose: to construct and maintain a drainage ditch  
Recording Date: September 23, 1977  
Recording No.: 865374  
Affects: as described in said instrument

Conditional Use Permit and the terms and conditions thereof:

Granted to: Puget Sound Power & Light Company  
Recording Date: May 21, 1982  
Recording No.: 8205210021

Year: 2021  
Tax Account No.: P39908/ 350519-4-002-0000  
Levy Code: 1335  
Assessed Value-Land: \$3,333,500.00  
Assessed Value-Improvements: \$767,700.00

General and Special Taxes:

Billed: \$47,972.78  
Paid: \$23,986.41  
Unpaid: \$23,986.37

City, county or local improvement district assessments, if any.

The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."