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06/30/2021 10:59 AM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

After Recording Return To:
Mount Vernon Manor Annex
2405 Austin Lane
Mount Vernon, WA 98273

STATUTORY WARRANTY DEED

GRANTOR: SKAGIT COUNCIL HOUSING, a Washington non-profit corporation

GRANTEE: MOUNT VERNON MANOR ANNEX, a Washington non-profit corporation

Legal Description: Exhibit "A"

Abbreviated Form: Ptn NW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 16, Township 34 N, Range 4 E W.M.

Assessor's Tax Parcel No.: 340416-2-009-0203 / P25019
340416-2-025-1005 / P130229

THE GRANTOR, SKAGIT COUNCIL HOUSING, a Washington non-profit corporation, for and in consideration the transfer of real property to a subsidiary corporation, and for no monetary consideration [WAC 458-61A-211(c)], conveys and warrants to the GRANTEE, MOUNT VERNON MANOR ANNEX, a Washington non-profit corporation, all of Grantor's right, title and interest in and to the following described real property, situated in the County of Skagit, State of Washington, to wit:

As hereto attached in Exhibit "A" and by this reference made a part hereof.

DATED: June 30, 2021.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2021-2463
JUN 30 2021

Amount Paid \$ 0
By SLB Skagit Co. Treasurer Deputy

SKAGIT COUNCIL HOUSING,
a Washington non-profit corporation

By: Jim Vander Mey

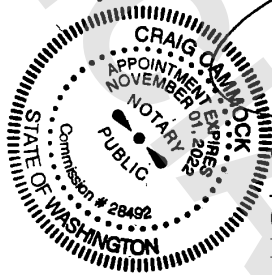
Its: President

STATUTORY WARRANTY DEED - 1

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Am Landerme is the person who appeared before me, and said person acknowledged that s/he signed this instrument as the President of SKAGIT COUNCIL HOUSING, a Washington non-profit corporation, and acknowledged it to be the free and voluntary act of said limited partnership for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 12 day of June, 2021.



(Signature of Notary)

CRAIG CAMMOCK

(Legibly Print or Type Name of Notary)

My appointment expires: 11-1-2023

EXHIBIT A**PARCEL "A":**

All that portion of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 16, Township 34 North, Range 4 East, W.M., lying North of the North line of Tract 4, Short Plat MV-17-81, as recorded in Volume 5 of Short Plats, page 128, lying East of the Easterly line of Austin Lane as shown on said Short Plat, and lying South of the following described line:

Beginning at the Northeast corner of Tract "B", Short Plat MV-3-81, as recorded in Volume 5 of Short Plats, page 24;

thence South $00^{\circ}33'01''$ East and along the East line of said Tract "B" and its Southerly extension for a distance of 305 feet to the true point of beginning of this line description;

thence South $89^{\circ}47'35''$ West for a distance of 393.13 feet to the terminus of this line description;

TOGETHER WITH that portion of the below described Tract X lying Southerly and Easterly of the following described line:

Beginning at the Northeast corner of said Lot b, Mount Vernon Short Plat No. MV-3-81, being a point on the East line of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 16, Township 34 North, Range 4 East, W.M.;

thence South $0^{\circ}04'45''$ West (shown as South $0^{\circ}33'01''$ East on said Short Plat No. MV-3-81) along the East line of said Lot B, also being the East line of said Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ for a distance of 117.35 feet;

thence North $89^{\circ}34'47''$ West, parallel with the North line of said Lot B, for a distance of 185.00 feet;

thence South $0^{\circ}04'45''$ West for a distance of 156.00 feet;

thence North $89^{\circ}35'09''$ West for a distance of 125.00 feet;

thence South $38^{\circ}51'37''$ West for a distance of 22.21 feet, more or less, to a point on a non-tangent curve;

thence along the arc of said curve to the right, concave to the Southwest, having an initial tangent bearing of South $51^{\circ}08'23''$ East a radius of 50.00 feet, through a central angle $21^{\circ}39'32''$, an arc distance of 18.90 feet, more or less, to the South line of the above-described tract and being the terminus of said line.

TRACT X:

All that portion of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 16, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Northwest corner of Tract "B", Short Plat No. MV-3-81, approved January 15, 1981, recorded in the Auditor's Office of Skagit County, Washington;

thence North $89^{\circ}47'35''$ East and along the North line of said Tract "B", for a distance of 393.70 feet to the Northeast corner of said Tract "B";

thence South $00^{\circ}33'01''$ East and along the East line of said Tract "B" and its Southerly extension for a distance of 305.00 feet;

thence South $89^{\circ}47'35''$ West, for a distance of 393.13 feet to a point on the West line of said Tract "B" extended Southerly;

thence North $00^{\circ}39'29''$ West along said extension and the West line of Tract "B", a distance of 305.01 feet to the point of beginning.

AND ALSO EXCEPT that portion thereof lying within Austin Lane, as dedicated for street purposes by Short Plat No. MV-17-81, approved September 16, 1981.

Easements, reservations, restrictions, covenants, liens, leases, court causes, and other instruments of record.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL "B":

That portion of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 16, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of said Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$;
thence North $0^{\circ}01'51''$ West along the West line of said subdivision for a distance of 495.01 feet;
thence South $89^{\circ}35'09''$ East parallel with the South line of said Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ for a distance of 30.00 feet, more or less, to the Easterly right-of-way margin of
LaVenture Road, being the Northwest corner of that certain Parcel "A" conveyed to Richard and Deborah Thurman, husband and wife, by Statutory Warranty Deed recorded under Skagit County Auditor's File No. 9003150088;
thence continue South $89^{\circ}35'09''$ East along the North line of said Parcel "A" of the Thurman Tract for a distance of 869.50 feet, more or less, to the Southwest corner of Tract 4, City of Mount Vernon Short Plat No. MV-17-81, approved September 16, 1981, and recorded September 16, 1981, in Volume 5 of Short Plats, page 128 under Auditor's File No. 8109160029
and being the true point of beginning;
thence continue South $89^{\circ}35'09''$ East along the North line of said Thurman Tract, also being the South line of said Tract 4, City of Mount Vernon Short Plat No. MV-17-81, for a distance of 413.49 feet, more or less, to the East line of said Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, being the Northeast corner of said Thurman Tract and the Southeast corner of said Tract 4, City of Mount Vernon Short Plat No. MV-17-81;
thence South $0^{\circ}04'45''$ West along the East line of said Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, also being the East line of said Thurman Tract for a distance of 165.00 feet, to the Southeast corner of said Thurman Tract;
thence North $89^{\circ}35'09''$
West along the South line of said Thurman Tract for a distance of 413.17 feet, more or less, to a point bearing South $0^{\circ}01'51''$ East from the true point of beginning;
thence North $0^{\circ}01'51''$ West parallel with the West line of said Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ for a distance of 165.00 feet, more or less, to the true point of beginning.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

END OF EXHIBIT A