

When recorded return to:

SITA Enterprises LLC
P O Box 1192
Sumas, WA 98295

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3555

Aug 02 2021

Amount Paid \$7205.00

Skagit County Treasurer
By Heather Beauvais Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 21-11898-TW

THE GRANTOR(S) M&B-III LLC, a Washington limited liability company, 80501 Avenue 48, Indio, CA 92201,

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

in hand paid, conveys, and warrants to SITA Enterprises LLC, a Washington limited liability company

the following described real estate, situated in the County Skagit, State of Washington:

Lot 3, Mount Vernon Short Plat No. MV-5-98, approved August 30, 1999, and recorded August 31, 1999, under Auditor's File No. 199908310020, records of Skagit County, Washington; being a portion of the Northwest Quarter of Section 21, Township 34 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

Abbreviated legal description: Lot 3, City of Mt. Vernon SP MV-5-98 / PTN. NW1/4, 21-34N-R4E

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 "A" attached hereto

Tax Parcel Number(s): P115979 / 340421-2-001-0100

Statutory Warranty Deed
LPB 10-05

Order No.: 21-11898-TW

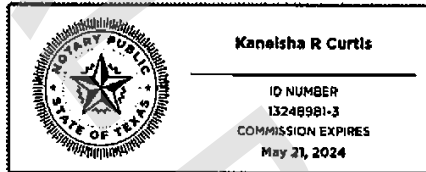
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Dated: 07/29/2021

M&B-III, LLC, a Washington Limited Liability Company

By: Michael Watters
Managing member
Michael Watters, Managing MemberSTATE OF Texas
COUNTY OF Dallas

I certify that I know or have satisfactory evidence that Michael Watters is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Managing Member of M&B-III, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 29th day of July, 2021[Signature]
Signature
Notary Public, State of Texas
TitleMy appointment expires: 05/21/2024

Notarized online using audio-video communication

EXHIBIT A

21-11898-TW

1. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Haggen Short Plat recorded August 31, 1999 as Auditor's File No. 199908310020.
2. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Briar Development Company, recorded February 18, 1999 as Auditor's File No. 199902180052, 199902180054, 199902180056, 199902180058, 199902180060, 199902180062, 199902180064, 199902180066, 199902180068, 199902180070, 199902180072, 199902180074, 199902180076 and 199902180078.
3. Reservations, provisions and/or exceptions contained in instrument executed by Briar Development Company, recorded February 18, 1999 as Auditor's File No. 199902180051, 199902180053, 199902180055, 199902180057, 199902180059, 199902180061, 199902180063, 199902180065, 199902180067, 199902180069, 199902180071, 199902180073, 199902180075, & 199902180077.
4. Easement, affecting a portion of subject property for the purpose of constructing a water pipeline including terms and provisions thereof granted to Skagit County Public Utility District No. 1 recorded August 6, 1999 as Auditor's File No. 199908060009.
5. Easement, affecting a portion of subject property for the purpose of constructing pipelines including terms and provisions thereof granted to Cascade Natural Gas Corporation recorded July 19, 1999 as Auditor's File No. 199907190170.
6. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded May 25, 1999, as Auditor's File No. 199905250037.
7. Reservations, provisions and/or exceptions contained in instrument executed by W.M. Lindsey, and Omma S. Lindsey, husband and wife, recorded October 6, 1900 as Auditor's File No. 34393.
8. Reservations, provisions and/or exceptions contained in instrument executed by W.M. Lindsey, and Omma S. Lindsey, husband and wife, recorded September 5, 1901 as Auditor's File No. 37128.
9. The following matters as delineated on A.L.T.A./A.C.S.M. Land Title Survey by Edwin J. Green and GeoDimensions under Job No. 12292, dated July 12, 2012, last revised on October 9, 2012 as disclosed by application for Title Insurance:

Mislocated fence lines along portions of the North Line of Lot 3;
Light standards encroaching over the South Lines of Lots 1, and 2;