

When recorded return to:
BCT - SOLIDIFI
88 SILVA LANE STE 210
MIDDLETOWN, RI 02842

202108160061
08/16/2021 11:56 AM Pages: 1 of 2 Fees: \$204.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2021 3763
AUG 16 2021

Amount Paid \$ 9090.80
Skagit Co. Treasurer
By HB Deputy

SPECIAL WARRANTY DEED

THE GRANTOR(S) **SHRINERS HOSPITALS FOR CHILDREN, A COLORADO NON-PROFIT CORPORATION**

for and in consideration of \$561,000.00, in hand paid, bargains, sells, and conveys to **CLEAR LAKE BUSINESS PARK, LLC**, a Washington limited liability company

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

LOT 4B OF SKAGIT COUNTY SHORT PLAT PL00-0347 RECORDED UNDER AF#200106130011, BEING A PORTION OF LOT 4 OF SHORT PLAT #90-066 AF 9207210068 LOCATED IN SW 1/4 SE 1/4.

COMMONLY KNOWN AS 23675 CLEAR COURT, MOUNT VERNON, WA 98273
HOWEVER, BY SHOWING THIS ADDRESS NO ADDITIONAL COVERAGE IS PROVIDED.

ABBREVIATED LEGAL: LOT 4B OF SKAGIT COUNTY SHORT PLAT PL00-0347.

Tax Parcel Number(s): P118125

The property is being conveyed by special warranty and Grantor and its heirs will warrant and defend all of the property against every person lawfully claiming the same or any part thereof by, through or under Grantor but none otherwise.

Grantor reserves unto itself, its successors and assigns all of Grantor's rights, titles and interests in and to any and all oil, gas, mineral, metal and other valuable deposits (collectively, the Reserved Minerals) located under the surface of the Property, of every name and nature whatsoever, regardless of whether the presence of same is currently known or unknown and regardless of the current or future commercial value of same, with the right of ingress and egress to explore, mine, extract, develop and/or produce all Reserved Minerals in, on and/or under the Property.

Dated: 4 AUGUST 2021**SHRINERS HOSPITALS FOR CHILDREN, A COLORADO NON-PROFIT CORPORATION**By: Sharon L. RussellName: Sharon L RussellIts: VP, FinanceBy: Rachel L MehlenbacherName: Rachel L MehlenbacherIts: Corporate Director, Accounting & InvestmentsSTATE OF FLORIDA)
) SS.
COUNTY OF HILLSBOROUGH)

I certify that I know or have satisfactory evidence that Sharon L Russell
and Rachel L Mehlenbacher (names of persons signing), are the people who
appeared before me, and said Sharon L Russell and
Rachel L Mehlenbacher acknowledged that they signed this instrument, on oath
stated that they are authorized to execute the instrument and acknowledged it as the
VP, Finance (type of authority, e.g., officer, trustee, etc.) and
Corporate Dir Acctg & Invest, respectively, of SHRINERS HOSPITALS FOR
CHILDREN, A COLORADO NON-PROFIT CORPORATION, to be the free and voluntary act
of such party for the uses and purposes mentioned in the instrument.

Dated: 4 AUGUST 2021

(seal/stamp)

Notary Public

My Appointment Expires: _____



Prepared By:
BRENT DILLE, Attorney at Law
o/b/o BC Law Firm, P.A.
2010 CATON WAY SW 101
OLYMPIA, WA 98502