

When recorded return to:

Thomas A. Little
101 North Sunset Drive
Camano, WA 98282

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4370

Sep 22 2021

Amount Paid \$6805.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 21-12457-KH

Tax Parcel Number(s): P28788/340430-0-011-0015

THE GRANTOR(S) MBH Group LLC, also shown of record as MBH Group, LLC and MBH LLC, a Washington Limited Liability Company, 1111 Cleveland Avenue, Suite 200, Mount Vernon, WA 98273,

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

in hand paid, conveys, and warrants to Thomas A. Little, an unmarried person

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

That portion of the Southeast ¼ of Section 30, Township 34 North, Range 4 East, W.M., described as follows:

Commencing at the Northeast corner of said subdivision; thence North 89°40'44" West, along the North line of said Southeast ¼, a distance of 505.95 feet; thence South 1°12'41" West, parallel with the West line of said East ½, a distance of 585.00 feet; thence North 89°40'44" West 10.27 feet to the West line of parcel conveyed to Skagit County by deed recorded under Auditor's File No. 593256; thence continue North 89°40'44" West, parallel with the North line of said Southeast ¼ 139.49 feet to the East line of the West ½ of the Northeast ¼ of the Southeast ¼ of said Section 30 and the true point of beginning; thence continue North 89°40'44" West 218.70 feet to the center line of Cleveland Avenue produced South, as established in the City of Mount Vernon; thence North 1°53'07" East, along the center line of Cleveland Avenue produced 345.15 feet to a point 240.00 feet from the intersection of the center line produced South of Cleveland Avenue, as established in the City of Mount Vernon, and the center line of said Section 30; thence South 89°40'44" East, parallel with the North line of said Southeast ¼, 214.64 feet to the East line of the West ½ of said Northeast ¼ of the Southeast ¼; thence South 1°12'41" West, along said line, a distance of 345.06 feet to the true point of beginning.

Abbreviated legal description: Property 1:
Section 30, Township 34 North, Range 4 East - NE SE

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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): P28788/340430-0-011-0015

Dated: September 14, 2021

MBH GROUP LLC, a Washington Limited Liability Company

By: [Signature]
Dan R. Mitzel, Manager

By: [Signature]
Patricia Burkland, Member

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Dan R. Mitzel 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 Manager of MBH GROUP LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 14 day of September, 2021

[Signature]
Signature

Managery Mische
Title

My appointment expires: 10-13-2024

[Signature]
Crystal Deighton
Notary



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EXHIBIT A

21-12457-KH

1. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Pacific Telephone and Telegraph Company

Dated: March 18, 1910

Recorded: August 3, 1910

Auditor's No.: 80536, Volume 80 of Deeds, page 615

Purpose: Right to erect and maintain, etc. telephone and telegraph poles

Area Affected: The exact location of said poles not disclosed on the record

2. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: James G. Bowen; et ux et al

Dated: April 22, 1925

Recorded: March 16, 1926

Auditor's No.: 192453, Volume 139 of Deeds, page 182

Regarding: Construction, maintenance, etc. of a drainage ditch

3. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company

Dated: August 27, 1946

Recorded: August 30, 1946

Auditor's No.: 395514, Volume 212 of Deeds, page 354

Purpose: Construct, maintain, etc. an electric transmission and distribution line, together with right of ingress and egress over and across Grantor's adjoining property to and from said line, also provisions against blasting within 300 feet of said line

Area Affected: Portion of subject property

4. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Record of Survey

Recorded: February 26, 1998

Auditor's No.: 9802260028

Affects: Adjoining property to the South

5. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: E. B. Chenoweth and Florence M. Chenoweth, husband and wife

And: Victor Bidwell and Marie Bidwell, husband and wife

Dated: March 31, 1953

Auditor's No.: 486905

Regarding: If Cleveland Avenue extended, both parties agree regarding dedication of portion of property(ies)

6. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Verizon Northwest, Inc., a Washington corporation

Dated: November 14, 2003

Recorded: December 15, 2003

Auditor's No.: 200312150112

Purpose: Right, privilege and authority to install, inspect, and maintain all of the facilities necessary to provide communication service, power service and related services.

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7. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Verizon Northwest, Inc., a Washington corporation

Dated: March 31, 2004

Recorded: April 27, 2004

Auditor's No.: 200404270005

Purpose: Right, privilege and authority to install, inspect, and maintain all of the facilities necessary to provide communication service, power service and related services

8. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Mount Vernon School District No. 320

And: City of Mount Vernon

Dated: June 14, 2002

Recorded: August 1, 2002

Auditor's No.: 200208010124

Regarding: Development extension agreement

Affects: Subject property and includes other property

9. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: Mount Vernon School District No. 320, a municipal corporation

Recorded: May 10, 2007

Auditor's No.: 200705100144

For: A non-exclusive easement for sewer and water installation and maintenance

10. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: April 8, 1998

Auditor's File No.: 9804080068

Document Title: Ordinance 2876

Regarding: Annexing property into the City of Mount Vernon

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

11. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Auditor's File No. 200705100145.

12. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.

Recorded: May 5, 2016

Auditor's No. 201605050076

Purpose: Electrical lines and related facilities

Area Affected: Strips of the subject properties

13. Municipal assessments, if any, levied by the City of Mount Vernon. This Company suggests that inquiry be made to the City of Mount Vernon for current assessment status.

As a courtesy we believe the following email address for this City is:

Mount Vernon mvutilities@mountvernonwa.gov

14. DEED OF TRUST INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantor: MBH Group, LLC

Trustee: Land Title Co. of Skagit County

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Beneficiary: Peoples Bank
Amount: \$ 200,000.00, plus interest, if any
Dated: March 27, 2008
Recorded: March 28, 2008
Auditor's No.: 200803280157
Said Deed of Trust contains Assignment of Leases and Rents.

The terms of the Note secured by said Deed of Trust/Mortgage were modified by instrument recorded September 30, 2013, under Auditor's File No. 201309300140.

Tony Kullen, Esq. was appointed new trustee in instrument recorded under Auditor's File No. 202001280052.

15. General Taxes:

Year: 2021
Amount Billed: \$4,220.99
Amount Paid: \$2,110.52
Tax Account No.: P28788/340430-0-011-0015
Said taxes will not become delinquent if paid on or before October 31st

16. Unrecorded leaseholds, if any, rights of vendors and chattel mortgagees of personal property, and rights of tenants to remove trade fixtures at the expiration of term.