

When recorded return to:

Sage-Mount Vernon 1, LLC  
9505 19th Avenue Southeast, Suite 118  
Everett, WA 98208

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4687

Oct 12 2021

Amount Paid \$25805.00

Skagit County Treasurer

By Josie Bear Deputy

GNW 21-13144

## STATUTORY WARRANTY DEED

Guardian NW Title 21-12404-KH

THE GRANTOR(S) Steve and Gail Johnson Investment, LLC, a Washington limited liability company, 6814  
152nd St Ct NW, Gig Harbor, WA 98332,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Sage-Mount Vernon 1, LLC, a Washington Limited Liability Company

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

Lots 10, 11 and 12, Block 5, "Hayton's Addition to Mt. Vernon, Wash.", according to the Plat recorded in Volume 3  
of Plats, page 85, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Abbreviated legal description: Property 1:  
Lots 10-12, Block 5, Hayton's Addition to Mt. Vernon

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): P53074/3728-005-012-0000

Statutory Warranty Deed  
LPB 10-05

Order No.: 21-12404-KH

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Dated: 10/08/2021

Steve and Gail Johnson Investments, LLC, a Limited Liability Company

By: Steve Johnson, Member  
Steve Johnson, Member

By: Gail Johnson Member  
Gail Johnson, Member

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Steve Johnson 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 Member of Steve and Gail Johnson Investments, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

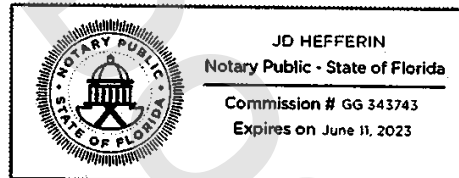
10/08/2021  
Dated: 10/08/2021 day of October, 2021 Identified with WA Driver's License.

J D Hefferin  
Signature

Online Notary

Title

My appointment expires: 06/11/2023



Notarized online using audio-video communication

Statutory Warranty Deed  
LPB 10-05

Order No.: 21-12404-KH

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**EXHIBIT A**

21-12404-KH

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

Name: Hayton's Addition to Mt. Vernon, Wash.  
Recorded: April 24, 1910  
Auditor's No.: 79101

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

Name: Survey  
Recorded: September 2, 2010  
Auditor's No.: 201009020101  
Affects: Western Boundary Line