

When recorded return to:

1404 E. College Way, LLC
PO Box 1667
Mount Vernon, WA 98273

GNW 21-13620

STATUTORY WARRANTY DEED

THE GRANTOR(S) Carter Haven Properties, LLC, a Limited Liability Company, 1404 East College Way, 103, Mount Vernon, WA 98273,

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

in hand paid, conveys, and warrants to 1404 E. College Way, LLC, a Washington Limited Liability Company

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Abbreviated legal description: Property 1: PTN of the NW 1/4 SE 1/4 of Sec. 17, Twp 34N, R 4 E, W.M.

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 "B" attached hereto

Tax Parcel Number(s): P25611

Dated: November 05, 2021

Carter Haven Properties, LLC, a Limited Liability Company

By: Rod Carter **MANAGING MEMBER**
Rod Carter, Managing Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5189

Nov 10 2021

Amount Paid \$38805.00

Skagit County Treasurer

By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Rod Carter 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 Carter Haven Properties, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 05 day of November, 2021

Crystal Deighton
Signature

Notary
Title

My appointment expires: 10-13-2024



Statutory Warranty Deed
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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 1404 East College Way, Mount Vernon, WA 98273
Tax Parcel Number(s): P25611

Property Description:

That portion of the Northwest quarter of Section 17, Township 34 North, Range 4 East, W.M. described as follows:

Beginning at the intersection of the west line of the northwest quarter of the southeast quarter and the south line of State Highway, said point being 30 feet south of the northwest corner of said subdivision; thence east along the south line of the State Highway, 170 feet; thence south, 175 feet; thence south 46°40' west, 235 feet, more or less, to the West line of said northwest one-quarter of the southeast one-quarter; thence north 337.4 feet, more or less, to the point of beginning.

EXCEPT that portion conveyed to the State of Washington for highway purposes by deed recorded September 6, 1991, under Auditor's File No. 9109060001.

EXHIBIT B

21-13620-KH

1. Sewer Easement, affecting a portion of subject property for the purpose of Sewer Lines including terms and provisions thereof granted to City of Mount Vernon recorded 10/20/1960 as Auditor's File No. 600026. Affects; West 30 feet
2. Easement, affecting a portion of subject property for the purpose of telephone lines and facilities including terms and provisions thereof granted to Continental Telephone Company recorded 03/01/1989 as Auditor's File No. 8903010025. Affects: North line of subject property.
3. Easement, affecting a portion of subject property for the purpose of sewage lines and facilities including terms and provisions thereof granted to City of Mount Vernon recorded 10/07/1997 as Auditor's File No. 9710070080. Affects Easterly and Southeasterly lines of subject property.

Statutory Warranty Deed
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