

When recorded return to:
Nereida Caro De Leon
3209 Arbor Street
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620048736

CHICAGO TITLE
6200 48736

STATUTORY WARRANTY DEED

THE GRANTOR(S) 515-517 S First, LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Nereida Caro De-Leon, A Unmarried person as her separate estate

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

The Southerly 8 feet of Lot 7, EXCEPT the Westerly 7 feet thereof and the North 28 feet of Lot 8, EXCEPT the Westerly 7 feet thereof, all in Block 5, "MAP OF MOUNT VERNON, GATES 1ST AND 2ND ADDITION TO MOUNT VERNON", as per plat recorded in Volume 2 of Plats, page 98, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P52035 / 3700-005-008-0107

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5205

Nov 12 2021

Amount Paid \$5525.00

Skagit County Treasurer

By Lena Thompson Deputy

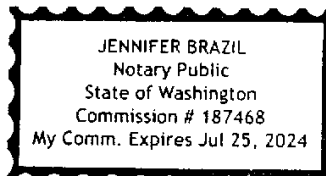
STATUTORY WARRANTY DEED
(continued)

Dated: November 8, 2021

515-517 S First, LLC

BY: Al Lang
Al Lang
ManagerState of Washington
County of SkagitI certify that I know or have satisfactory evidence that Al Lang

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Manager of 515-517 S First, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: November 11, 2021

Name: Jennifer Brazil
Notary Public in and for the State of Washington
Residing at: Skagit County
My appointment expires: 7-25-2024

EXHIBIT "A"
Exceptions

1. Unrecorded party wall agreement, if any, including the terms, covenants and provisions thereof
2. Assessments, if any, levied by Mount Vernon.
3. City, county or local improvement district assessments, if any.
4. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.