

When recorded return to:

LaVenture Group, LLC
224 Stewart Road
Mount Vernon, WA 98273

GNW 21-12585

STATUTORY WARRANTY DEED

THE GRANTOR(S) PERICOWEST LLC, a Washington Limited Liability Company, 636 Clark Road,
Bellingham, WA 98225,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to LaVenture Group, 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:
Section 5, Township 34 North, Range 4 East - SW SW (aka Ptn. Lot 4, BSP 2-95)

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): P108343

Dated: 11/24/21

PERICOWEST LLC, a Washington Limited Liability Company

By: [Signature]
Kathleen Stambaugh, Member

By: [Signature]
Roger Stambaugh, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5554

Dec 03 2021

Amount Paid \$1605.00

Skagit County Treasurer

By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 21-12585-TJ

Page 1 of 5

STATE OF CALIFORNIA
COUNTY OF ~~San Diego~~

I certify that I know or have satisfactory evidence that Kathleen Stambaugh and Roger Stambaugh are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the members of PERICOWEST LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____ day of November, 2021

Signature

Title

My appointment expires: _____

*View
Attachment*

Statutory Warranty Deed
LPB 10-05

Order No.: 21-12585-TJ

Page 2 of 5

Clear/Reset

WELLS
FARGO

All-purpose Acknowledgment California

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Riverside

On 11/24/2021 before me, Blanca Herrera (here insert name and title of the officer),

personally appeared KATHLEEN ANN STAMBAUGH AND ROGER VERNON STAMBAUGH

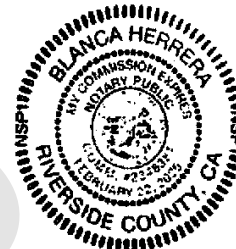
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Notary Seal

Signature

WITNESS my hand
and official seal.



For Bank Purposes Only

Description of Attached Document

Type or Title of Document STATUTORY WARRANTY DEED

Document Date 11/24/2021 Number of Pages _____

Signer(s) Other Than Named Above N/A

Account Number (if applicable) _____



F001-000DSG5350CA-01

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: NHN Cascade Place, Burlington, WA 98233
Tax Parcel Number(s): P108343

Property Description:

Lot 4, of Binding Site Plan No. 2-95, of Cascade Place/Cascade Meadows, approved January 18, 1996, recorded January 18, 1996, in Volume 12 of Short Plats, pages 66, 67 and 68, under Auditor's File No. 9601180033, records of Skagit County, Washington, being a portion of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 5, Township 34 North, Range 4 East, W.M..

EXCEPT commencing at the most Northwesterly corner of said Parcel 4; thence South $89^{\circ}28'22''$ East along the South line of Parcel 9 of said Binding Site Plan, a distance of 24.80 feet to the true point of beginning; thence continue South $89^{\circ}28'22''$ East a distance of 26.64 feet to the West line of Parcel 5 of said Binding Site Plan; thence South $0^{\circ}37'19''$ East along the West line thereof, a distance of 9.02 feet to an angle point in the Northerly line of said Parcel 4; thence North $70^{\circ}53'23''$ West a distance of 28.29 feet to the true point of beginning.

EXCEPT commencing at the most Northwesterly corner of said Parcel 4; thence South $0^{\circ}31'38''$ West along the West line thereof a distance of 24.39 feet to the true point of beginning; thence continue South $0^{\circ}31'38''$ West along the West line thereof, a distance of 161.23 feet to the Southwest corner of said Parcel 4; thence North $55^{\circ}29'16''$ East 2.38 feet; thence North $40^{\circ}42'53''$ East 19.74 feet; thence North $39^{\circ}02'33''$ East 5.31 feet; thence leaving the South line of said Parcel 4 North $0^{\circ}31'38''$ East 154.73 feet; thence Southwesterly along a non-tangent curve concave to the Northwest whose radius point bears North $49^{\circ}32'58''$ West a distance of 55.00 feet through a central angle of $23^{\circ}59'22''$ an arc distance of 23.03 feet to the true point of beginning.

AND EXCEPT beginning at the most Northwesterly corner of said Parcel 4; thence South $89^{\circ}28'22''$ East along the South line of Parcel 9 in said Binding Site Plan, a distance of 24.80 feet; thence Southwesterly along a non-tangent curve concave to the Northwest whose radius point bears North $62^{\circ}25'53''$ West a distance of 55.00 feet through a central angle of $36^{\circ}52'17''$ an arc distance of 35.39 feet to the West line of said Parcel 4; thence North $0^{\circ}31'38''$ East along the West line thereof a distance of 24.39 feet to the point of beginning.

EXHIBIT B

21-12585-TJ

1. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Binding Site Plan 2-95 recorded January 18, 1996 as Auditor's File No. 9601180033.

2. RESERVATION CONTAINED IN DEED

Executed by: Marvin and Larona Hamilton

Recorded: January 18, 1996

Auditor's No.: 9601180067

As Follows:

There is reserved and conveyed for the benefit of the respective parcels a right, as delineated on the face of the binding site plan referred to in the legal description of the main parcel(s) described above, for ingress and egress over present or future developed parking lots. These reciprocal rights shall run with the land for the future benefit of the owners of the respective parcels, their heirs and assigns. No right shall exist that would force the immediate development of any proposed or shown parking lots on said binding site plan.

3. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Burlington

Dated: June 16, 1997

Recorded: July 2, 1997

Auditor's No.: 9707020023

Purpose: Storm Drainage

Area Affected: Portion of subject property

Said instrument is a re-recording of instrument recorded under Auditor's File No. 9706180075.

4. PROTECTIVE COVENANTS AND/OR EASEMENTS:

Dated: February 26, 1998

Recorded: June 26, 1998

Auditor's No.: 9806260178

Executed By: Dan Mitzel and Patricia Burkund, husband and wife

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

5. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Burlington

Dated: April 7, 1997

Recorded: June 4, 1997

Auditor's No.: 9706040049

Purpose: Sanitary Sewer

Area Affected: Portion of subject property and other property

6. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Dan R. Mitzel and Patricia R. Burklund as husband and wife

And: PERICOWEST LLC

Recorded: May 22, 2007

Auditor's No.: 200705220076

Regarding: Ingress, egress, parking and maintenance

Statutory Warranty Deed
LPB 10-05

Order No.: 21-12585-TJ

Page 4 of 5

7. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Cascade Estates Condominium recorded June 11, 2007 as Auditor's File No. 200706110218.