

When recorded return to:
Edward Clark
5571 Fruitdale Rd
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620050773

CHICAGO TITLE

620050773

STATUTORY WARRANTY DEED

THE GRANTOR(S) The Sedona Apartments LLC, a Washington limited liability company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration and as
part of an I.R.C. Section 1031 Tax-Deferred Exchange
in hand paid, conveys, and warrants to Edward Clark, an unmarried person

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

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

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

LT.A SPL NO. 30-76, REC NO. 839705, BEING PTN NE 1/4 SW 1/4, SEC 19-35-5E, W.M.

Tax Parcel Number(s): P39887 / 350519-3-007-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-1043

Mar 16 2022

Amount Paid \$5765.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 9, 2022

The Sedona Apartments LLC
A Washington limited liability company

By: Heather Court Apartments LLC,
Managing Member

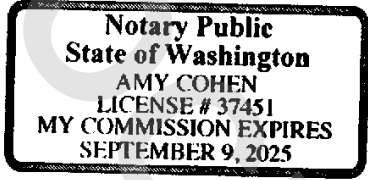
BY: [Signature]
Steven Fischer
Manager

BY: _____
Tyler Smith
Manager

State of Washington
County of King

This record was acknowledged before me on 3/10/22 by Steven Fischer and cc Tyler Smith as
Manager of Heather Court Apartments, LLC, managing member The Sedona Apartments LLC, a
Washington limited liability company

[Signature]
(Signature of notary public)
Notary Public in and for the State of WA
Residing at: Battle
My commission expires: 9-9-25



STATUTORY WARRANTY DEED
(continued)

Dated: March 9, 2022

The Sedona Apartments LLC
A Washington limited liability company

By: Heather Court Apartments LLC,
Managing Member

BY: _____
Steven Fischer
Manager

BY: [Signature]
Tyler Smith
Manager

State of Oregon
County of Deschutes

This record was acknowledged before me on March 14, 2022 ^{OR} by Steven Fischer and Tyler Smith as
Manager of Heather Court Apartments, LLC, managing member The Sedona Apartments LLC, a
Washington limited liability company

[Signature]
(Signature of notary public)

Notary Public in and for the State of Oregon
Residing at: Deschutes County
My commission expires: 2/20/24

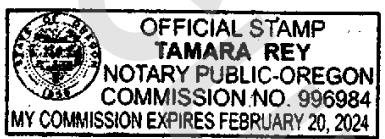


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P39887 / 350519-3-007-0000

LOT A OF SHORT PLAT NO. 30-76, APPROVED JULY 22, 1976 AND RECORDED JULY 26, 1976 IN VOLUME 1 OF SHORT PLATS, PAGE 151, UNDER AUDITOR'S FILE NO. 839705 RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH RANGE 5 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. 30-76:

Recording No: 839705

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 202202110062

3. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. City, county or local improvement district assessments, if any.

EXHIBIT "B"

Exceptions
(continued)

6. Assessments, if any, levied by City of Sedro Woolley.
7. Assessments, if any, for sanitary sewer hook-up fee as disclosed by Ordinance No. 1427-02 and Chapter 13.08 of Sedro Woolley Municipal Code.