

RETURN TO:

J & B FABRICATORS LLC2005 63<sup>RD</sup> ST. S.E.AUBURN, WA 98092J & B FABRICATORS LLC

Claimant

VS.

**RELEASE OF LIEN**BLACK CLOVER CONSTRUCTION LLC / VWA-MOUNT VERNON LLC, C/O VISCONSI COMPANIES  
Defendant(s):

Know all men by these presents, that a certain lien, claimed by lien notice filed and recorded in the office of the county auditor of SKAGIT county, Washington, of or about the 14TH day of MARCH, 2022, under recording #202203140163 by the above named claimant against the above named defendant(s), upon the following

SEE ATTACHED LEGAL DESCRIPTION.

(THOSE PORTION OF LOTS 1 TO 4, KINCAID'S ADDITION TO MT. VERNON, SW ¼ OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 04 EAST, W.M.)

**TAX PARCEL #P134969**COMMONLY KNOWN AS: 1469 WENDY'S RESTAURANT  
801-810 S. 5<sup>TH</sup> ST.  
MOUNT VERNON, WA 98273

and the same is thereby released.

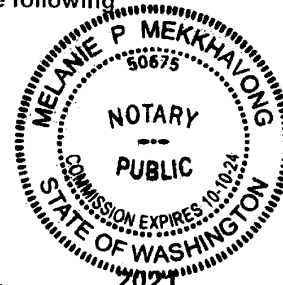
witness my hand this 14TH day of JANUARY, 2021State of Washington, County of  
KING

, ss.

Joy A. Tansey – President of Construction  
Credit Corporation Agent for Claimant

I, Melanie P. Mekkhavong, a notary public do hereby certify that Joy A. Tansey the agent for the claimant that executed the within instrument, and foregoing document, and acknowledged that said document to be the free and voluntary act and deed of said claimant, for the uses and purposed therein mentioned and on Oath stated that she is authorized to execute the said instrument.

Witness My hand and official seal hereto affix the day and year first mentioned above.



Subscribed and sworn to before me this 14TH day of JANUARY, 2021  
Notary Public in and for the State of Washington, residing at: SEATTLE  
My Commission Expires: October 10, 2024

**LEGAL DESCRIPTION: TAX PARCEL #P134969**

THOSE PORTIONS OF LOTS 1 AND 2, CITY OF MOUNT VERNON BOUNDARY LINE ADJUSTMENT NO. ENGR19-0308, APPROVED OCTOBER 2, 2019, AND RECORDED AS AUDITOR'S NO. 201910040056, TOGETHER WITH A PORTION OF LOTS 1 TO 4, INCLUSIVE, BLOCK 1, KINCAID'S ADDITION TO MT. VERNON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 84, RECORDS OF SKAGIT COUNTY, MORE PARTICULARLY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; SAID CORNER ALSO BEING A POINT ON THE EAST MARGIN OF THAT CERTAIN TRACT OF LAND CONVEYED TO THE CITY OF MOUNT VERNON FOR RIGHT OF WAY PURPOSES UNDER AF#202102170166; THENCE ALONG SAID EAST MARGIN, NORTH 01-53-12 EAST, 18.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID MARGIN, NORTH 01-53-12 EAST, 242.08 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO VWA-MOUNT VERNON, LLC BY QUIT CLAIM DEED RECORDED UNDER AF#201910040083; THENCE ALONG THE NORTH LINE OF SAID TRACT, SOUTH 62-11-13 EAST, 171.30 FEET TO A POINT ON THE WESTERLY MARGIN OF INTERSTATE 5; THENCE DEPARTING SAID MARGIN, SOUTH 23-33-59 EAST, 11.64 FEET; THENCE SOUTH 01-50-50 WEST, 3.49 FEET; THENCE AT RIGHT ANGLES, SOUTH 88-09-10 EAST, 1.66 FEET TO A POINT ON SAID WESTERLY MARGIN OF INTERSTATE 5; THENCE ALONG SAID MARGIN, SOUTH 23-33-59 EAST, 64.95 FEET; THENCE DEPARTING SAID MARGIN, NORTH 88-06-48 WEST, 66.13 FEET; THENCE AT RIGHT ANGLES, SOUTH 01-53-12 WEST, 113.51 FEET; THENCE AT RIGHT ANGLES, NORTH 88-06-48 WEST, 96.00 FEET TO A POINT OF CURVATURE FROM WHICH THE RADIUS POINT BEARS NORTH 01-53-12 EAST, 28.00 FEET; THENCE WESTERLY AND NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 71-09-39 A DISTANCE OF 34.78 FEET TO THE POINT OF BEGINNING. EXCEPT ANY PORTION THEREOF LYING NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT OF INTERSECTION OF THE SOUTH LINE OF LOT 4, BLOCK 1, KINCAID'S ADDITION TO MT. VERNON, AS PER PLAT RECORDED IN VOLUME OF PLATS, PAGE 84, RECORDS OF SKAGIT COUNTY, WITH THE WESTERLY RIGHT OF WAY LINE OF SR 5, AS SHOWN ON SR 5, MOUNT VERNON: BLACKBURN ST. TO SKAGIT RIVER, AS IT EXISTED ON JULY 7, 2018. THENCE NORTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE TO A POINT ON THE WEST LINE OF LOT 1, BLOCK 1, OF SAID KINCAID'S ADDITION TO MT. VERNON, BEING A POINT OPPOSITE HIGHWAY ENGINEER'S STATION K2+80, ON THE KLINE SURVEY OF SAID HIGHWAY, AND 70 FEET SOUTHERLY THEREFROM AND THE TERMINUS OF THIS LINE DESCRIPTION. AKA LOT C OF BLA AF#202109170121.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.