

Recording Requested by and
After Recording Return to:

Alston, Courtnage & Bassetti LLP
1420 Fifth Avenue, Suite 3650
Seattle, WA 98101-4011
Attention: Andrew Bassetti

Document **STATUTORY WARRANTY DEED**

Grantor: **OPTIMUM PROPERTIES, LLC**, a Washington limited liability company

Grantee: **SVH PARTNERS LLC**, a Washington limited liability company

Legal Description: **Abbreviated Legal Description:** L5-7 B 1, L5-11, B 2, Hartley & Rings Add, in Skagit County, Washington.
Full Legal Description: See Exhibit A attached

Assessor's Tax Parcel No.: P53025 / 3727-002-015-0005, P53018 / 3727-002-006-0006, P53011 / 3727-001-006-0008, P53024 / 3727-002-014-0006, P53012 / 3727-001-007-0007, P53019 / 3727-002-007-0005, P53023 / 3727-002-013-0007, P53022 / 3727-002-011-0009, P53020 / 3727-002-008-0004, P53021 / 3727-002-010-0000, P53009 / 3727-001-005-0009 and P53026 / 3727-002-016-0004

STATUTORY WARRANTY DEED

The Grantor, **OPTIMUM PROPERTIES, LLC**, a Washington limited liability company, for good and valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, conveys and warrants to **SVH PARTNERS LLC**, a Washington limited liability company, the following described real estate, situated in the County of Skagit, State of Washington:

The real property described on Exhibit A attached hereto, subject to the permitted exceptions described on Exhibit B attached hereto, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221745

Apr 28 2022

Amount Paid \$14500.03

Skagit County Treasurer

By Lena Thompson Deputy

Dated: April 21, 2022.

GRANTOR:

OPTIMUM PROPERTIES, LLC,
a Washington limited liability company

By: 

Craig E. Cammock, Manager

STATE OF WASHINGTON)

COUNTY OF Snohomish) ss.

On this 21st day of April, 2022, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared **Craig E. Cammock**, known to me to be the Manager of **OPTIMUM PROPERTIES, LLC**, a Washington limited liability company, the limited liability company that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said limited liability company, for the purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

I certify that I know or have satisfactory evidence that the person appearing before me and making this acknowledgment is the person whose true signature appears on this document.

WITNESS my hand and official seal hereto affixed the day and year in the certificate above written.

Signature

Rachel Franulovich

Print Name

NOTARY PUBLIC in and for the State of

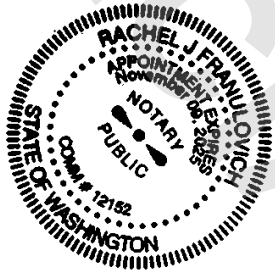
Washington, residing at AncasterMy commission expires 11-09-2025

EXHIBIT A**LEGAL DESCRIPTION OF THE PROPERTY****PARCEL A:**

The North 13.00 feet of the South 33.00 feet of Lot 5, Block 1, "Hartley & Rings Addition to Mount Vernon", according to the plat thereof recorded in volume 6 of plats, page 16, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL B:

The South 20.00 feet of Lot 5, Block 1, and Lot 6, Block 1, "Hartley & Rings Addition to Mount Vernon", according to the plat thereof recorded in volume 6 of plats, page 16, records of Skagit County, Washington.

Except the South 10.00 feet of said Lot 6, Block 1.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL C:

Lot 7 and the South 10.00 feet of Lot 6, Block 1, "Hartley & Rings Addition to Mount Vernon", according to the plat thereof recorded in volume 6 of plats, page 16, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL D:

Lot 5 and the North 42.00 feet of Lot 6, Block 2, "Hartley & Rings Addition to Mount Vernon", according to the plat thereof recorded in volume 6 of plats, page 16, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL E:

Lot 6, except the North 42 feet thereof, and Lot 7, except the South 15.00 feet thereof, Block 2, "Hartley & Rings Addition to Mount Vernon", according to the plat thereof recorded in volume 6 of plats, page 16, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL F:

The South 15 feet of Lot 7, all of Lot 8, Block 2, "Hartley & Rings Addition to Mount Vernon", according to the plat thereof recorded in volume 6 of plats, page 16, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL G:

Lot 9, and the South 35.00 feet of Lot 10, Block 2, "Hartley & Rings Addition to Mount Vernon", according to the plat thereof recorded in volume 6 of plats, page 16, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL H:

Lot 10, except the South 35.00 feet thereof, and the South 60.00 feet of Lot 11, Block 2, "Hartley & Rings Addition to Mount Vernon", according to the plat thereof recorded in volume 6 of plats, page 16, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL I:

Lot 11, except the South 60.00 feet thereof, all of Lot 12, and the South 13 feet of Lot 13, all in Block 2, "Hartley & Rings Addition to Mount Vernon", according to the plat thereof recorded in volume 6 of plats, page 16, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL J:

The North 52.00 feet of Lot 13, and the South 3.53 feet of Lot 14, Block 2, "Hartley & Rings Addition to Mount Vernon", according to the plat thereof recorded in volume 6 of plats, page 16, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL K:

The North 71.47 feet of Lot 14, and all of Lot 15, except for the North 46.47 feet of Lot 15, Block 2, "Hartley & Rings Addition to Mount Vernon", according to the plat thereof recorded in volume 6 of plats, page 16, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL L:

The North 46.47 feet of Lot 15, and all of Lot 16, Block 2, "Hartley & Rings Addition to Mount Vernon", according to the plat thereof recorded in volume 6 of plats, page 16, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

EXHIBIT B**PERMITTED EXCEPTIONS**

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Plat of "Hartley & Rings Addition to Mount Vernon".

Termination of Restrictions including the terms, covenants and provisions thereof

Recording Date: October 8, 2021

Recording No.: 202110080077

2. Non-delinquent city, county or local improvement district assessments, if any.
3. Non-delinquent assessments, if any, levied by City of Mount Vernon.
4. Non-delinquent general and special taxes and charges.
Tax Account No.: P53009 / 3727-001-005-0009
Affects: Parcel A
5. Non-delinquent general and special taxes and charges.
Tax Account No.: P53011 / 3727-001-006-0008
Affects: Parcel B
6. Non-delinquent general and special taxes and charges.
Tax Account No.: P53012 / 3727-001-007-0007
Affects: Parcel C
7. Non-delinquent general and special taxes and charges.
Tax Account No.: P53018 / 3727-002-006-0006
Affects: Parcel D
8. Non-delinquent general and special taxes and charges.
Tax Account No.: P53019 / 3727-002-007-0005
Affects: Parcel E
9. Non-delinquent general and special taxes and charges.
Tax Account No.: P53020 / 3727-002-008-0004
Affects: Parcel F
10. Non-delinquent general and special taxes and charges.
Tax Account No.: P53021 / 3727-002-010-0000
Affects: Parcel G
11. Non-delinquent general and special taxes and charges.
Tax Account No.: P53022 / 3727-002-011-0009
Affects: Parcel H
12. Non-delinquent general and special taxes and charges.
Tax Account No.: P53023 / 3727-002-013-0007
Affects: Parcel I

13. Non-delinquent general and special taxes and charges.
Tax Account No.: P53024 / 3727-002-014-0006
Affects: Parcel J
14. Non-delinquent general and special taxes and charges.
Tax Account No.: P53025 / 3727-002-015-0005
Affects: Parcel K
15. Non-delinquent general and special taxes and charges.
Tax Account No.: P53025 / 3727-002-016-0004
Affects: Parcel L
16. A deed of trust to secure an indebtedness in the original principal amount shown below:
- Amount: \$123,200.00
Dated: June 24, 2003
Trustor/Grantor: Craig E. Cammock and Christopher E. Cammock, each as his separate estate
Trustee: Westward Financial Services
Beneficiary: Horizon Bank
Loan No.: Not disclosed
Recording Date: June 27, 2003
Recording No.: 200306270231
Affects: Parcel E
- An assignment of the beneficial interest under said deed of trust which names:
- Assignee: U.S. Bank N.A.
Recording Date: July 14, 2003
Recording No.: 200307140089
17. A deed of trust to secure an indebtedness in the original principal amount shown below:
- Amount: \$693,750.00
Dated: July 22, 2011
Trustor/Grantor: Optimum Properties, LLC
Trustee: Land Title Co.
Beneficiary: Peoples Bank
Loan No.: Not disclosed
Recording Date: July 26, 2011
Recording No.: 201107260039
Affects: Parcels K and L
18. Assignment of Rents and Leases:
- Assigned to: Peoples Bank
Assigned by: Optimum Properties, LLC
Recording Date: July 26, 2011
Recording No.: 201107260040
Affects: Parcels K and L

19. A deed of trust to secure an indebtedness in the original principal amount shown below:

Amount: \$532,500.00
Dated: July 22, 2011
Trustor/Grantor: Optimum Properties, LLC
Trustee: Land Title Co.
Beneficiary: Peoples Bank
Loan No.: Not disclosed
Recording Date: July 26, 2011
Recording No.: 201107260041
Affects: Parcel I

20. Assignment of Rents and Leases:

Assigned to: Peoples Bank
Assigned by: Optimum Properties, LLC
Recording Date: July 26, 2011
Recording No.: 201107260042
Affects: Parcel I

21. A deed of trust to secure an indebtedness in the original principal amount shown below:

Amount: \$250,000.00
Dated: July 27, 2011
Trustor/Grantor: Optimum Properties, LLC
Trustee: Land Title Co.
Beneficiary: Peoples Bank
Loan No.: Not disclosed
Recording Date: July 27, 2011
Recording No.: 201108040068
Affects: Parcel H

22. Assignment of Rents and Leases:

Assigned to: Peoples Bank
Assigned by: Optimum Properties, LLC
Recording Date: August 4, 2011
Recording No.: 201108040069
Affects: Parcel H

23. A deed of trust to secure an indebtedness in the original principal amount shown below:

Amount: \$197,000.00
Dated: April 8, 2013
Trustor/Grantor: Gary L. Brown, a married man as his sole and separate property and Craig E. Cammock, a married man, as his sole and separate property and Gary K. Johnson, a married man as his sole and separate property and James R. Gross, a married man as his sole and separate property
Trustee: Land Title Co.
Beneficiary: Peoples Bank
Loan No.: 6013605

Recording Date: April 8, 2013
Recording No.: 201304150218
Affects: Parcel D

24. A deed of trust to secure an indebtedness in the original principal amount shown below:

Amount: \$181,000.00
Dated: April 8, 2013
Trustor/Grantor: Gary L. Brown, a married man as his sole and separate property and Craig E. Cammock, a married man, as his sole and separate property and Gary K. Johnson, a married man as his sole and separate property and James R. Gross, a married man as his sole and separate property
Trustee: Land Title Co. of Skagit County
Beneficiary: Peoples Bank
Loan No.: 6013319
Recording Date: April 15, 2013
Recording No.: 201304150219
Affects: Parcel B

25. A deed of trust to secure an indebtedness in the original principal amount shown below:

Amount: \$174,300.00
Dated: April 8, 2013
Trustor/Grantor: Gary L. Brown, a married man as his sole and separate property and Craig E. Cammock, a married man, as his sole and separate property and Gary K. Johnson, a married man as his sole and separate property and James R. Gross, a married man as his sole and separate property
Trustee: Land Title Co. of Skagit County
Beneficiary: Peoples Bank
Loan No.: 6013318
Recording Date: April 15, 2013
Recording No.: 201304150220
Affects: Parcel C

26. A deed of trust to secure an indebtedness in the original principal amount shown below:

Amount: \$195,700.00
Dated: April 8, 2013
Trustor/Grantor: Gary L. Brown, a married man as his sole and separate property and Craig E. Cammock, a married man, as his sole and separate property and Gary K. Johnson, a married man as his sole and separate property and James R. Gross, a married man as his sole and separate property
Trustee: Land Title Co. of Skagit County
Beneficiary: Peoples Bank
Loan No.: 6011993
Recording Date: April 15, 2013
Recording No.: 201304150221
Affects: Parcel F

27. A deed of trust to secure an indebtedness in the original principal amount shown below:

Amount: \$211,000.00
Dated: April 8, 2013
Trustor/Grantor: Gary L. Brown, a married man as his sole and separate property and Craig E. Cammock, a married man, as his sole and separate property and Gary K. Johnson, a married man as his sole and separate property and James R. Gross, a married man as his sole and separate property
Trustee: Land Title Co.
Beneficiary: Peoples Bank
Loan No.: 6013317
Recording Date: April 15, 2013
Recording No.: 201304150222
Affects: Parcel G

28. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Record of Survey for SVH Partners, LLC: Recording No: 202011060097.