

When recorded return to:

The Core Community Center  
1645 South Walnut Street  
Burlington, WA 98233

## STATUTORY WARRANTY DEED

THE GRANTOR(S)

Spring Meadows LLC, a Washington Limited Liability Company, Po Box 650, Burlington, WA 98233,

for and in consideration of

TWO MILLION ONE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 Dollars (\$2,175,000.00)

in hand paid, conveys, and warrants to

The Core Community Center, a Washington non-profit corporation

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: (Required if full legal not inserted above.)

Lot 4, BSP 1-00 AF #200003030001 (Ptn NW NW, 8-34-4 E W.M.)

Tax Parcel Number(s): 8026-000-004-0000/P116512

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20221803

May 02 2022

Amount Paid \$47742.50  
Skagit County Treasurer  
By Lena Thompson Deputy

Dated: April 28, 2022

Spring Meadows LLC, a Washington Limited Liability Company

By: Michael V. Fohn **MANAGING MEMBER**  
Michael V. Fohn, Managing Member

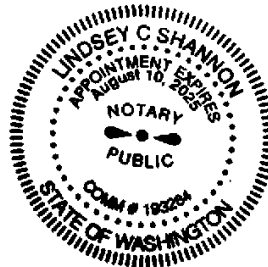
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 29<sup>th</sup> day of April, 2022 by Michael V. Fohn as  
Managing Member of Spring Meadows LLC.

[Signature]  
Signature

Notary Public  
Title

My appointment expires: Aug. 10, 2025



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 1645 South Walnut Street, Burlington, WA 98233  
Tax Parcel Number(s): 8026-000-004-0000/P116512

**Property Description:**

**PARCEL A:**

Lot 4 of the City of Burlington Binding Site Plan, 1-00, approved March 1, 2000 and recorded March 3, 2000, under Auditor's File No. 200003030001, being a portion of the Northwest 1/4 of the Northwest 1/4 of Section 8, Township 34 North, Range 4 East, W.M.,

EXCEPT that portion of said Lot 4 of said Binding Site Plan described as follows:

Beginning at the Northwest corner of Lot 4;  
thence South 0°09'29" East, along the West line thereof, 8.23 feet;  
thence South 89°47'25" East 177.17 feet to the East line of said Lot 4;  
thence North 0°12'35" East, along the East line thereof, 12.99 feet to the Northeast corner of said Lot 4;  
thence South 88°40'21" West 177.29 feet to the point of beginning.

Situate in the City of Burlington, County of Skagit, State of Washington.

**PARCEL B:**

TOGETHER WITH that certain access and utility easement recorded February 13, 1991, under Auditor's File No. 9102130063, and the amendment thereto, recorded January 15, 1993, under Auditor's File No. 9301150112, records of Skagit County, Washington.

Situate in the City of Burlington, County of Skagit, State of Washington.