

When recorded return to:
Gurpreet S. Cheema
SITA Enterprises LLC
2719 East Division St
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620050741

Escrow No.: 620050741

STATUTORY WARRANTY DEED

THE GRANTOR(S) M and B III, LLC, a Washington limited liability company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to SITA Enterprises LLC, a Washington limited liability company

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

LOT 2, MOUNT VERNON SHORT PLAT NO. MV-5-98, APPROVED AUGUST 30, 1999, AND
RECORDED AUGUST 31, 1999, UNDER AUDITOR'S FILE NO. 199908310020, RECORDS OF
SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF
SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P27122/340421-2-006-0001

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20221896
May 06 2022
Amount Paid \$7205.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: 5/6/2022

M and B III, LLC

BY: [Signature]
Michael Watters
Manager

State of Washington
County of Snohomish

This record was acknowledged before me on 5-6-22 by Michael Watters as Manager of M & B III, LLC.

[Signature]
(Signature of notary public)

Notary Public in and for the State of WA
Residing at: La Conner
My commission expires: 2-9-23



EXHIBIT "A"
Exceptions

1. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: W.M. Lindsey and Emma S.Lindsey, husband and wife
Recording Date: October 6, 1900
Recording No.: 34393

NOTE: This exception does not include present ownership of the above mineral rights.
2. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: W.M. Lindsey and Emma S. Lindsey
Recording Date: September 5, 1901
Recording No.: 37128
3. Public Utility as disclosed by Northwest Engineering Co., and the terms and conditions thereof

Recording Date: February 12, 1996
Job No.: 1061-07
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Cascade Natural Gas Corporation, a Washington corporation
Purpose: a natural gas pipeline or pipelines
Recording Date: July 19, 1999
Recording No.: 9907190170
Affects: a strip of land 10 feet in width having 5 feet on each side of the centerline of grantees' facilities as constructed, extended, or relocated within the above described property
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation
Purpose: water lines
Recording Date: August 6, 1999
Recording No.: 199908060009
Affects: a portion of the Northwest Quarter of Section 21, Township 34 North, Range 4 East of the Willamette Meridian
6. 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 MV-5-98:

Recording No: 199908310020
7. Commercial & Investment Real Estate Purchase & Sale Agreement Memorandum of Purchase and Sale Agreement, and the terms and conditions thereof:

Executed by: M AND B III, LLC, a Washington Limited Liability Company & Avalon Development, LLC, a Arizona Limited Liability Company
Recording Date: June 18, 2021
Recording No.: 202106180061
8. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

EXHIBIT "A"
Exceptions
(continued)

9. Assessments, if any, levied by Mt. Vernon.
10. City, county or local improvement district assessments, if any.