

202206010024

06/01/2022 02:30 PM Pages: 1 of 3 Fees: \$205.50  
Skagit County Auditor


When recorded return to:

JB6, L.L.C.  
12800 Marine Drive  
Anacortes, WA 98221

Land Title and Escrow  
205451-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2022 2269  
JUN 01 2022

Amount Paid \$ 52,780 -  
Skagit Co. Treasurer  
By  Deputy

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Windsor12 LLC, a Washington limited liability company, who acquired title as Windsor 12, LLC, a Washington Limited Liability Company for and in consideration of Ten Dollars and Other Valuable Consideration, as part of an IRS 1031 Tax Deferred Exchange in hand paid, conveys, and warrants to JB6, L.L.C., a Washington Limited Liability Company the following described real estate, situated in the County Skagit, State of Washington:

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

ptn SW 1/4 NE 1/4, 17-34-4 E W.M.

Tax Parcel Number(s): 340417-0-185-0004/P25808

**For Full Legal See Attached "Exhibit A"**

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record, if any.

Dated: May 18, 2022

(attached to Statutory Warranty Deed)

Windsor12 LLC, a Washington Limited Liability Company

By: [Signature]  
Steven J. Morris, Co-Manager

By: [Signature]  
Nicki M. Morris, Co-Manager

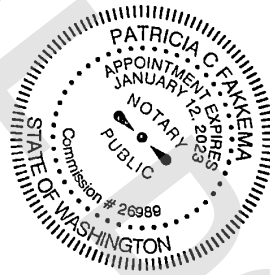
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 24 day of May, 2022 by Steven J. Morris and Nicki M. Morris as Co-Managers of Windsor12 LLC.

[Signature]  
Signature

Notary  
Title

My appointment expires: 1/12/2023



**Exhibit A**

That portion of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the South line of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 17, which point bears South  $89^{\circ}37'00''$  East a distance of 702.43 feet from the Southwest corner of said subdivision;  
thence North  $0^{\circ}28'17''$  West a distance of 30 feet to the North line of College Way and the true point of beginning of this description, (said point being the Southeast corner of that certain tract conveyed to the City of Mount Vernon by deed recorded May 18, 1966, under Auditor's File No. 682931);  
thence North  $0^{\circ}28'17''$  West along the East line of said Tract a distance of 250 feet to a point on the South line of Lot 44, "COLLEGE HEIGHTS ADDITION, MOUNT VERNON, WASHINGTON," as per plat recorded in Volume 7 of Plats, pages 101 and 102, records of Skagit County, Washington;  
thence South  $89^{\circ}37'$  East along the South line of said Lot 44, a distance of 100 feet to a point on the West line of Windsor Drive, as shown on said Plat of "COLLEGE HEIGHTS ADDITION";  
thence South  $0^{\circ}28'17''$  East along the West line of Windsor Drive, a distance of 229.70 feet;  
thence on a curve to the right having a radius of 20 feet, a distance of 31.71 feet to the North line of College Way;  
thence North  $89^{\circ}37'$  West along the North line of College Way to the point of beginning,

EXCEPT roads, AND EXCEPT that portion conveyed to the State of Washington by deed recorded January 24, 1991, under Skagit County Auditor's File No. 9101240028.

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