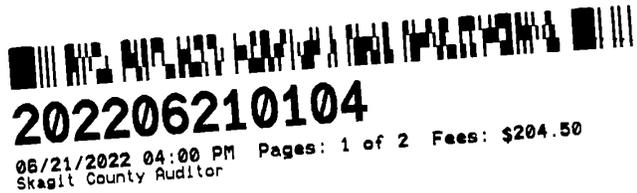


When Recorded Please Return To:
LAWRENCE A. PIRKLE
P.O. Box 1788
Mount Vernon, WA 98273
(360) 336-6587



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2022 2545
JUN 21 2022

Amount Paid \$ 0
Skagit Co. Treasurer
By *LT* Deputy

QUIT CLAIM DEED

THE GRANTOR, JOSEPH W. ENGBERG, a single person, (who took title as a married man, as his separate property) for and in consideration of transfer to Limited Liability Company (mere change in form of ownership) (WAC 458-61A-211(2)(a)), conveys and quit claims to GRANTEE, JWE RIVERSIDE LLC, a Washington Limited Liability Company, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein.

Assessor's Parcel Number: P26240 (340418-1-007-0007)

The South 8 rods of the East 1/2 of the North 1/2 of the South 1/2 of the Northeast 1/4 of the Northeast 1/4, Section 18, Township 34 North, Range 4 East, W.M.,

EXCEPT the East 30 feet for State Highway right of way;

AND EXCEPT those portions conveyed to the City of Mount Vernon for street purposes by instruments recorded July 29, 1958, and July 1, 1985, under Auditor's File No. 568431 and 8507010010, respectively, records of Skagit County, Washington;

AND ALSO EXCEPT the West 238 feet of that portion lying East of Market Street;

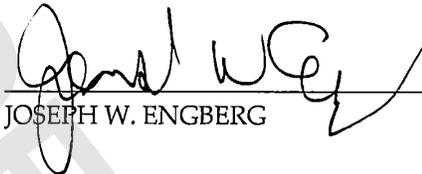
AND ALSO EXCEPT that portion thereof lying West of Market Street;

TOGETHER WITH a non-exclusive easement for side sewer purposes, including the right to maintain, repair and replace such sewer, as reserved over the West 238 feet excepted above in instrument recorded April 19, 2004, under Auditor's File No. 200404190005.

Situated in the County of Skagit, State of Washington.

TOGETHER WITH AND SUBJECT TO: All covenants, conditions, restrictions, reservations, agreements, easements, provisions and assessments of record, if any.

Dated this 15th day of June, 2022.



JOSEPH W. ENGBERG

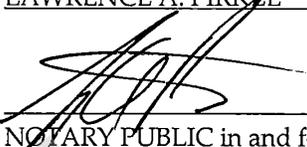
STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that JOSEPH W. ENGBERG is the person who appeared before me and said person acknowledged that he signed this instrument and acknowledged to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 15th day of June, 2022.



LAWRENCE A. PIRKLE



NOTARY PUBLIC in and for the
State of Washington
Residing at: Mount Vernon
My Commission Expires: 5/7/23