



202207120091

07/12/2022 01:35 PM Pages: 1 of 2 Fees: \$204.50
Skagit County Auditor

AFTER RECORDING RETURN TO:

Michael T. Feinberg
Karr Tuttle Campbell
701 Fifth Avenue, Suite 3300
Seattle, WA 98104

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2022 2864
JUL 12 2022

Amount Paid \$ 0
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED

Document Title(s) (or transactions contained herein): Statutory Warranty Deed
Reference Number(s) of Documents assigned or released: n/a
Grantor: Clarion Holdings LLC, a Washington limited liability company
Grantee: 624 Sunset Park LLC, a Washington limited liability company
Legal description: Lot 22, Sedro-Woolley BSP, AP 9406100051 Complete legal description is on page(s) 1.
Assessor's Property Tax Parcel: P37346/8003-000-022-0001
Real Estate Excise Tax Exempt Transfer: WAC 458-61A-211(2)(c)

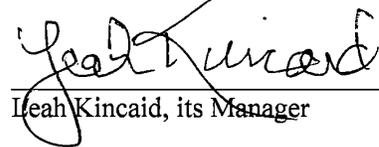
THE GRANTOR, CLARION HOLDINGS LLC, a Washington limited liability company, for and in consideration of Grantee's assumption of all debt secured by the property described herein, grants, conveys, and warrants the real property described below, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein, to the GRANTEE, 624 SUNSET PARK LLC, a Washington limited liability company:

(0.9100 AC) LOT 22, CITY OF SEDRO WOOLLEY BINDING SITE PLAN OF SUNSET INDUSTRIAL PARK NO. SW-01-93, APPROVED JUNE 9, 1994 AND RECORDED JUNE 10, 1994 IN VOLUME 11 OF SHORT PLATS, PAGES 83 AND 84, UNDER AUDITOR'S FILE NO. 9406100051, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.

Situate in the City of Sedro Woolley, County of Skagit, State of Washington.
Tax Parcel/Account No.: P37346/8003-000-022-0001

DATED this 12th day of July, 2022.

CLARION HOLDINGS LLC,
a Washington limited liability company



Leah Kincaid, its Manager

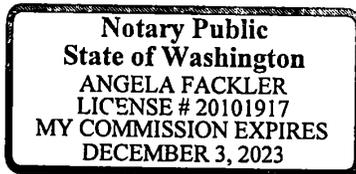
State of Washington

County of Skagit

ss.

I certify that I know or have satisfactory evidence that LEAH KINCAID is the person who appeared before me, and said person acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 12th day of July, 2022.





Angela Fackler
(Printed Name of Notary)

NOTARY PUBLIC in and for the State of
Washington, residing at Burlington

My Appointment Expires: 12/03/2023