

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Kaylee Oudman
Affidavit No. 20222926
Date 07/15/2022

WHEN RECORDED, RETURN TO:

Clark Business Law, PLLC
199 North 290 West, Suite 100
Lindon, Utah 84042
Attention: Stephen Sandberg

Document Title: SPECIAL WARRANTY DEED

Grantor: Mount Vernon Arbor Park LLC, a Washington limited liability company

Grantee: Fairfield Arbor Park LP

Abbreviated Legal Description: Ptn. Northwest Quarter of Southwest Quarter of Section 21, Township 34 North, Range 4 East W.M. and Lots 7, 8, 9, 16 and 17, Ridgewood 2nd Addition

Assessor's Tax Parcel Nos.: 340421-3-014-0009; 340421-3-017-0303; 4337-000-008-0008; 4337-000-007-0009; 4337-000-017-0007; 4337-000-009-0007; 4337-000-016-0008

Reference Nos. of Documents Released or Assigned: N/A

THE GRANTOR, Mount Vernon Arbor Park LLC, a Washington limited liability company, in consideration of Ten Dollars and other good and valuable consideration, the receipt of which is acknowledged, effective as of July 15, 2022, hereby conveys and warrants against all claiming by, through or under it, but not otherwise, to the Grantee, Fairfield Arbor Park LP, a Washington limited partnership, the tract of land in the County of Skagit, State of Washington more particularly described on Exhibit A (the "Property") attached hereto, subject to all matters of record and the matters listed on Exhibit B attached hereto.

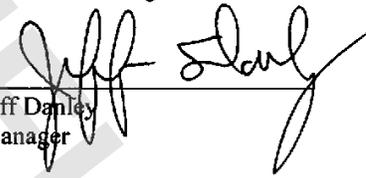
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First American Title
National Commercial Services
NCS File # 1126106

IN WITNESS WHEREOF, this Special Warranty Deed is executed by Grantor to be effective as of the date set forth above.

Mount Vernon Arbor Park LLC,
a Washington limited liability company

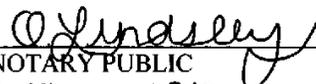
By: PCMFM, LLC,
a Utah limited liability company,
its Administrative Manager

By: 
Name: Jeff Danley
Title: Manager

STATE OF UTAH)
COUNTY OF UTAH) ss.

On this 12th day of July, 2022, before me personally appeared Jeff Danley, to me known to be the manager of PCMFM, LLC, which is the administrative manager of the limited liability company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said instrument.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year first above written.


NOTARY PUBLIC
Residing at: vtan
My Commission Expires: 4/13/2026

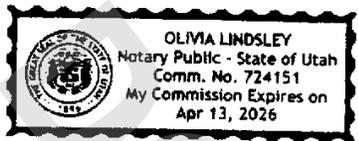


EXHIBIT "A" TO SPECIAL WARRANTY DEED
LEGAL DESCRIPTION OF PROPERTY

Real property in Skagit County, State of Washington, described as follows:

PARCEL A:

The West Half of the West Half of the West Half of the Northwest Quarter of the Southwest Quarter of Section 21, Township 34 North, Range 4 East of the Willamette Meridian;

EXCEPT the West 30 feet thereof conveyed to the City of Mount Vernon for street purposes by deed dated August 10, 1977, and recorded August 19, 1977, under Auditor's File No. 863093, records of Skagit County, Washington;

ALSO EXCEPT the West 5 feet thereof deeded to the City of Mount Vernon December 21, 1993, under Auditor's File No. 9312210046, records of Skagit County, Washington.

ALSO EXCEPT that portion lying within E. Division Street.

Situated in Skagit County, Washington.

PARCEL B:

The East 300 feet of the North 20 feet of the following described parcel:

The West 330 feet of the Southwest Quarter of the Southwest Quarter of Section 21, Township 34 North, Range 4 East of the Willamette Meridian;

EXCEPT county road along the South line thereof.

Situated in Skagit County, Washington.

PARCEL C:

Lots 7, 8, 9, 15, 16 and 17, RIDGEWOOD 2ND ADDITION, according to the plat thereof recorded in Volume 11 of Plats, page 40, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B" TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

- 1.
2. (A) Unpatented mining claims; (B) reservations or exceptions in patents or in acts authorizing the issuance thereof; (C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B) or (C) are shown by the public records; (D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
- 3.
4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity, subsequent to the effective date hereof.
5. Dedications and easements noted on plat/short plat/survey named Ridgewood 2nd Addition recorded March 19, 1976 as Auditor's File No. 832025.
6. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded March 23, 1978, as Auditor's File No. 875982.
7. Easement, affecting a portion of subject property for the purpose of sewage and storm sewer pipelines including terms and provisions thereof granted to City of Mount Vernon recorded December 3, 1986 as Auditor's File No. 8612030011.
8. Easement, affecting a portion of subject property for the purpose of construction, installation, operation, maintenance or removal of a sewer line or lines including terms and provisions thereof granted to Keith S Johnson and Alison R. Johnson, husband and wife recorded June 21, 1977 as Auditor's File No. 858797.
9. Easement, affecting a portion of subject property for the purpose of broadband communications system including terms and provisions thereof granted to Comcast of Washington IV Inc recorded January 15, 2004 as Auditor's File No. 200401150064 and 200401150065.
10. Easement, affecting a portion of subject property for the purpose of broadband communications services including terms and provisions thereof granted to Comcast of Washington IV, Inc. recorded October 8, 2009 as Auditor's File No. 200910080064.
11. .
12. Terms and conditions of Regulatory Agreement, recorded July 30, 2004 as Auditor's File No. 200407300161.
13. Terms and conditions of Regulatory Agreement (Extended Use Agreement), recorded March 21, 2006 as Auditor's File No. 200603210147.
14. Terms and conditions of Transfer and Assumption Agreement, recorded November 24, 2015 as Auditor's File No. 201511240016.

15. Terms and conditions of Memorandum of Lease, recorded May 25, 2006 as Auditor's File No. 200605250011.
16. Unrecorded leaseholds, if any, and rights of parties in possession, if any.
17. .
18. Taxes for the year 2022 and subsequent years, a lien not yet due and payable.