

When recorded return to:
Tom E. Felt
Ellwood Holdings, L.L.C.
223 W. Cougar Blvd #201
Provo Canyon, UT 84604

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620051760

Escrow No.: 620051760

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mendemack 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 Ellwood Holdings, L.L.C., a Utah Limited Liability Company

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

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

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

Lots 16 through 18, Block 25, Map of the City of Anacortes

Tax Parcel Number(s): P55026 / 3772-025-018-0007, P55027 / 3772-025-018-0106

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223325

Aug 12 2022

Amount Paid \$25805.00

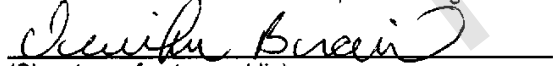
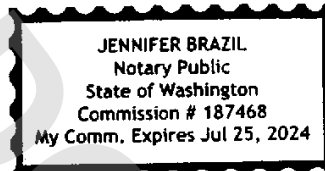
Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: August 9, 2022

Mendemack LLC,
A Washington Limited Liability Company
Lynette McCormack, MemberLynette McCormack, as Trustee of The Testamentary Trust for benefit of Sarah Leann McCormack
established by Last Will and Testament of John M Mendenhall
dated August 2, 2006, MemberState of WashingtonCounty of SkagitThis record was acknowledged before me on 8-12-2022 by Lynette McCormack
as Member of Mendemack LLC, a Washington Limited Liability Company
(Signature of notary public)Notary Public in and for the State of Washington
My appointment expires: 7-25-2024

State of Washington
County of Skagit

This record was acknowledged before me on 8-12-2022 by Lynette McCormack as Trustee of the Testamentary Trust for benefit of Sarah Leann McCormack established by Last Will and Testament of John M Mendenhall dated August 2, 2006, Member of Mendemack LLC, a Washington Limited Liability Company

Jennifer Brazil
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 7-25-2024



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P55026 / 3772-025-018-0007 and P55027 / 3772-025-018-0106

Parcel A:

All of Lot 16, Lot 17, EXCEPT the South 40 feet of the East 3 feet thereof, and the West 5 feet of the north 45 feet of Lot 18, Block 25, MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON, as per plat recorded in Volume 2 of Plats, Page 4, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Parcel B:

Lot 18, Block 25, Block 25, MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON, as per plat recorded in Volume 2 of Plats, Page 4, records of Skagit County;

EXCEPT the West 5 feet of the North 45 feet thereof;

TOGETHER WITH the South 40 feet of the East 3 feet of Lot 17, Block 25, MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON, as per plat recorded in Volume 2 of Plats, Page 4, records of Skagit County,

Situated in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. 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 Survey:

Recording No: 200207250106

2. Assessments, if any, levied by Anacortes.
3. City, county or local improvement district assessments, if any.
4. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.
5. A lease with certain terms, covenants, conditions and provisions set forth therein.

Lessor: Ken Schorr
Lessee: Automatic Laundry Company
Recording Date: June 5, 2001
Recording No.: 200106050001