

When recorded return to:

Brian Foster Phelps
Granite Property Investments, LLC
4707 Fir Tree Way
Bellingham, WA 98229

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE COMPANY
620052389

Escrow No.: 245452692

STATUTORY WARRANTY DEED

THE GRANTOR(S) Whatcom Multifamily, LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration
in hand paid, conveys, and warrants to Granite Property Investments, LLC, a Utah Limited Liability Company

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

THE EAST 1.00 FEET OF THE SOUTH 52.00 FEET OF LOT 2 AND THE EAST 3 FEET OF THE NORTH 42 FEET OF THE SOUTH 94 FEET OF LOT 2, AND THE WEST 28 FEET OF LOT 3, BOTH IN BLOCK 4, "RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P54160 / 3755-004-003-0000, P54159 / 3755-004-002-0100

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223345

Aug 15 2022

Amount Paid \$3629.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 3, 2022

Whatcom Multifamily, LLC

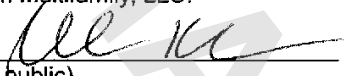
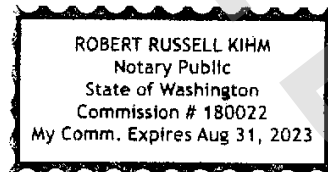
BY: Derek Archer
MemberState of WashingtonCounty of WhatcomThis record was acknowledged before me on 8/11/2022 by Derek Archer as
Member of Whatcom Multifamily, LLC.
(Signature of notary public)Notary Public in and for the State of WAMy appointment expires: 8/31/2023

EXHIBIT "A"

For APN/Parcel ID(s): P54160 / 3755-004-003-0000 and P54159 / 3755-004-002-0100

THE EAST 1.00 FEET OF THE SOUTH 52.00 FEET OF LOT 2 AND THE EAST 3 FEET OF THE NORTH 42 FEET OF THE SOUTH 94 FEET OF LOT 2, AND THE WEST 28 FEET OF LOT 3, BOTH IN BLOCK 4, "RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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SPECIAL EXCEPTIONS:

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 the Plat of Riverside Addition to the Town of Mount Vernon:

Recording No: Volume 3, Page 24

Regulatory notice/agreement regarding Ordinance No. 2547, including the terms, covenants and provisions thereof

Recording Date: August 6, 1993

Recording No.: 9308060021

Regulatory notice/agreement regarding Ordinance No. 2872, including the terms, covenants and provisions thereof

Recording Date: April 8, 1998

Recording No.: 9804080065

Any rights, interests, or claims which may exist or arise by reason of matters disclosed by survey,

Recording Date: December 21, 2015

Recording No.: 201512210038

Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: August 3, 2004

Recording No.: 200408030160

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: 202106170031

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The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

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