

When recorded return to:
Rose Tjeerdsma
Belladonna Holdings, LLC
414 Pine Street
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620051948

Escrow No.: 620051948

STATUTORY WARRANTY DEED

THE GRANTOR(S) EWJ, 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 Belladonna Holdings, LLC, a Washington 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 3 and Ptn. 5, Block 2 Gates to Mt. Vernon; and Ptn. NE SE, 19-34-4E, W.M.; and Ptn. Lot 12, Block 136, Burlington 1st Addn.

Tax Parcel Number(s): P52184 / 3701-002-005-0106, P26664 / 340419-0-315-0005

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223485

Aug 24 2022

Amount Paid \$7205.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 17, 2022

EWJ, LLC

BY: Victoria A. Johnson
Victoria A. Johnson, Member

BY: Victoria A. Johnson
Victoria A. Johnson,
as Trustee of the Elliot W. Johnson Credit Trust,
UWD 11/18/1996, Member

State of Washington

County of Skagit

This record was acknowledged before me on August 18, 2022 by Victoria A. Johnson and Victoria A. Johnson as Trustee and as Trustee of the Elliot W. Johnson Credit Trust, respectively, as members of EWJ, LLC.

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): P52184 / 3701-002-005-0106, P26664 / 340419-0-315-0005 and

Parcel A:

Lot 3, Block 2, MAP OF GATES' THIRD ADDITION TO MT. VERNON SKAGIT CO., WASHINGTON, as per plat recorded in Volume 2 of Plats, Pate 86, records of Skagit County, Washington.

TOGETHER WITH that portion of Government Lot 7, Section 19, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the South end of a the line separating Lots 1, 2 and 3, Block 2, MAP OF GATES' THIRD ADDITION TO MT. VERNON SKAGIT CO., WASHINGTON, from Lot 5 of said Block;
thence Southerly along said line extended to it's intersection with the South line of said Lot 3 of said Block extended Westerly;
thence East along said extended South line of Lot 3 to the West line of Lot 3;
Thence Northerly and Northwesterly along said West line of Lot 3 to the point of beginning.

Situated in Skagit County, Washington.

Parcel B:

That portion of Lot 5, Block 2, lying Southerly of the Westerly extension of the South line of Lot 2, Block 2, MAP OF GATES' THIRD ADDITION TO MT. VERNON SKAGIT CO., WASHINGTON, as per Plat recorded in Volume 2 of Plats, Page 86, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Rights of Diking District No. 3, including the terms, covenants and provisions thereof
Skagit County Superior Court Cause No. 2892.
2. Party Wall Agreement, including the terms, covenants and provisions thereof
Recording Date: March 18, 1920
Recording No.: 140346
3. Party Wall Agreement, including the terms, covenants and provisions thereof
Recording Date: November 15, 1941
Recording No.: 346506
4. 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."
5. Assessments, if any, levied by Mt. Vernon.
6. City, county or local improvement district assessments, if any.
7. 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.