

When recorded return to:

Francis Estate LLC
311 LeeAnn Street
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2022 3167
SEP 28 2022

Amount Paid \$ 1429.00
Skagit Co. Treasurer
By LT Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S)

Gerald Einer Hamburg, aka Jerry Hamburg and Marjorie Anne Hamburg, aka Marge Hamburg, Trustees of the Hamburg Family Trust, dated May 22, 2008, ,

for and in consideration of
EIGHTY NINE THOUSAND AND 00/100 Dollars (\$89,000.00)

in hand paid, conveys, and warrants to
Francis Estate LLC, a Washington Limited Liability Company

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

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

ptn Lot 1, Blk 1, McLean's 3rd St. Add. to Mt. Vernon & ptn SE NE, 30-34-4

Tax Parcel Number(s): 3739-001-001-0108/P53435 & 340430-0-216-0000/P29067

Dated: September 23, 2022

Hamburg Family Trust

By: Gerald Einer Hamburg
Gerald Einer Hamburg, Trustee

By: Marjorie Anne Hamburg
Marjorie Anne Hamburg, Trustee

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 20th day of Sept, 2022 by Gerald Einer Hamburg and Marjorie Anne Hamburg, Trustees of Hamburg Family Trust.

Naomi R. Stanfill
Signature

Notary
Title

My commission expires: 03-17-26

NAOMI R STANFILL
Notary Public
State of Washington
License Number 201173
My Commission Expires
March 17, 2026

EXHIBIT A
LEGAL DESCRIPTION

Property Address: NHN South 2nd Street, Mount Vernon, WA 98273
Tax Parcel Number(s): 3739-001-001-0108/P53435 & 340430-0-216-0000/P29067

Property Description:

That portion of Lot 1, Block 1, "McLEAN'S THIRD STREET ADDITION TO MT. VERNON," as per plat recorded in Volume 3 of Plats, page 66, records of Skagit County, Washington, lying East of Second Street as laid out and established in the City of Mount Vernon, EXCEPT the East 108 feet of that portion lying West of Third Street as laid out and established in the City of Mount Vernon.

TOGETHER WITH all that portion of the following described property, EXCEPT the North 89.20 feet thereof:

That portion of the Southeast 1/4 of the Northeast 1/4 of Section 30, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of Third Street 220 feet South of the North line of said subdivision;
thence West 216 feet, more or less, to the East line of Second Street;
thence Southerly along said East line, 20 feet to the true point of beginning;
thence East 108 feet, more or less, to a point 108 feet West of the West line of said Third Street;
thence South parallel with the West line of said Third Street to a point on the North line of the Plat of "McLEAN'S THIRD STREET ADDITION TO MT. VERNON," as per plat recorded in Volume 3 of Plats, page 66, records of Skagit County, Washington;
thence West along the North line of said Plat 108 feet, more or less, to the East line of said Second Street;
thence North along said East line to the true point of beginning.

Also known as Parcel A shown on record of survey, recorded September 19, 2022, under Auditor's File No. 202209190076, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.