

When recorded return to:
North Ridge Builders Inc.
310 East Magnolia Street
201
Bellingham, WA 98225

207520-LT

Escrow Number: 2022-43567-PM

Filed for Record at the request of: Aegis Land Title Group

STATUTORY WARRANTY DEED

THE GRANTOR(S), Properdeed, LLC, a California Limited Liability Company, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys, and warrants to North Ridge Builders Inc., a Washington Corporation, the following described real estate, situated in the County of Skagit, State of Washington:

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

Subject to: This conveyance is subject to covenants, conditions, restrictions and easements, if any affecting title which may appear in the public record, including those shown on any recorded plat or survey, and including the attached **Exhibit "B"**

Abbreviated Legal: Lots 6 & 7, ptn Lots 5 & 8, Blk 10, River View Add.,
Town of Avon, Except ptn for dike
Tax Parcel Number(s): P70469

Dated: October 19, 2022

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20224297
Oct 21 2022
Amount Paid \$4685.00
Skagit County Treasurer
By Lena Thompson Deputy

Properdeed, LLC, a California Limited Liability Company

By: [Signature]
Cristian Corb, Member

STATE OF WASHINGTON

COUNTY OF Pierce

Signed and sworn to (or affirmed) before me on this 19th day of October, 2022 by
Cristian Corb Member of
Properdeed, LLC

[Signature]
Signature

Notary Public
Title

My appointment expires: 01/07/2025

Signer appeared remotely online using audio/video communication technology provided by Qualia
RON.

☐ This notarial act involved the use of communication technology (check box if applicable).

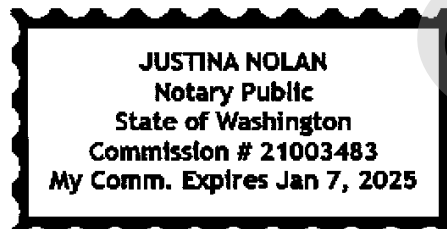


EXHIBIT A
LEGAL DESCRIPTION

Property Description:

Property 1:

All of Lots 6 and 7 and the West 2 feet of Lots 5 and 8, Block 10, PLAT OF RIVER VIEW ADDITION, TOWN OF AVON, according to the plat thereof recorded in Volume 3 of Plats, page 21, records of Skagit County, Washington;

TOGETHER WITH the vacated alley adjacent and abutting thereon which attached by operation of law;

ALSO

TOGETHER WITH the East 50 feet of vacated Cherry Street adjacent to and abutting upon the West line of said

Block 10 which attached by operation of law;

EXCEPT from the above, that portion conveyed to Dike District No. 12 by deeds recorded in Volume 167 of Deeds, pages 33, 35, and 37, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT B

1. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:
Plat/Short Plat: Plat of River View Addition, Town of Avon Auditor's File No.: Volume 3 of Plats, page 21
2. Easements, if any, for public utilities, pipelines or facilities installed in any portion of the vacated street or alley, lying within the land, together with the right of ingress and egress to repair, maintain, replace and remove the same. Any private right to use any portion of the vacated street or alley, lying within the land.
3. Neither this policy nor any endorsement covers any loss or damage arising from any allegation that the use of the property lacks compliance with covenants, conditions or restrictions or federal or state law or ordinance regarding the cultivation, production or sale of hemp or hemp products.