

When recorded return to:

J & N Nelson Properties, LLC
11141 View Ridge Drive
Burlington, WA 98233

GNW 22-17158

STATUTORY WARRANTY DEED

THE GRANTOR(S) DBC Investments, LLC, a Washington Limited Liability Company, 2141 South Diamond D Drive, Tucson, AZ 85713,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to J & N Nelson Properties, 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 description: Property 1:
Section 18, Township 34 North, Range 4 East - NE SE (aka TR 4 MV-3-94 BSP)

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 as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P106656

Dated: 10/28/2022

DBC Investments, LLC, a Washington Limited Liability Company

By: Donna B. Coburn
Donna B. Coburn, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224446

Nov 01 2022

Amount Paid \$42055.00

Skagit County Treasurer

By Lena Thompson Deputy

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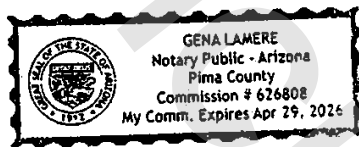
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STATE OF ARIZONA)
) ss.
COUNTY OF Pima)

The foregoing instrument was acknowledged before me this 28th day of October, 2022 by **DONNA B. COBURN** of **DBC INVESTMENTS, LLC**, a Washington limited liability company, on behalf of the company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year last aforesaid



Gena Lamere
Notary Public in and for the State of Arizona,
residing at 30413. Ramsey Rd
Commission expires 4/29/26
Printed name Gena Lamere

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 300 Valley Mall Way, Mount Vernon, WA 98273

Tax Parcel Number(s): P106656

Property Description:

Tract 4 of Binding Site Plan No. MV-3-94 BSP, approved October 21, 1994, and recorded October 21, 1994 as Auditor's File No. 9410210076, in Volume 11 of Short Plats, Pages 130, 131 and 132 records of Skagit County, Washington, being a portion of the Northeast 1/4 of the Southeast 1/4 of Section 18, Township 34 North, Range 4 East, W.M.

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EXHIBIT B

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1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
3. (A) Unpatented mining claims.
(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.
(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.
(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)
6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)
10. Easement, affecting a portion of subject property for the purpose of Electric Transmission Line including terms and provisions thereof granted to Puget Sound Power & Light recorded 3/27/1946 as Auditor's File No. 390035.
11. Easement, affecting a portion of subject property for the purpose of slopes and sidewalks including terms and provisions thereof granted to State of Washington recorded 5/17/1948 as Auditor's File No. 418216.
12. Easement, affecting a portion of subject property for the purpose of sewer line including terms and

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provisions thereof granted to City of Mount Vernon recorded 3/14/1958 as Auditor's File No. 567023.

13. Easement, affecting a portion of subject property for the purpose of sewer line including terms and provisions thereof granted to City of Mount Vernon recorded 6/26/1958 as Auditor's File No. 567024.

14. Easement, affecting a portion of subject property for the purpose of sewer lines including terms and provisions thereof granted to City of Mount Vernon recorded 6/26/1958 as Auditor's File No. 567025.

15. Easement, affecting a portion of subject property for the purpose of ingress, egress, landscaping, signage and parking including terms and provisions thereof granted to Pacific Coast Development Co. recorded 5/1/1973 as Auditor's File No. 784369.

16. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Mount Vernon Short Plat No. MV-11-79 recorded 10/5/1979 as Auditor's File No. 7910050029.

17. Easement, affecting a portion of subject property for the purpose of parking, utility, access and signage including terms and provisions thereof granted to ABC-Pacific Corporation recorded 5/1/1986 as Auditor's File No. 8605010054.

18. Easement, affecting a portion of subject property for the purpose of gas pipe lines including terms and provisions thereof granted to Cascade Natural Gas Corporation recorded 12/1/1986 as Auditor's File No. 8612010085.

Said Easement is a rerecording of Auditor's File No. 8609260038.

An Easterly portion of said Easement was released by Auditor's File No. 8902240005.

19. Agreement, affecting subject property, regarding deferred improvements and LID support and the terms and provisions thereof between Dan Mitzel and City of Mount Vernon, recorded 12/17/1986 as Auditor's File No. 8612170053.

20. Declaration of Reciprocal Traffic, Parking and Utility Covenant recorded 12/13/1988 as Auditor's File No. 8812130020.

21. Agreement, affecting subject property, regarding off site improvements and the terms and provisions thereof between City of Mount Vernon and Hollander Investments, recorded 3/15/1989 as Auditor's File No. 8903150052.

22. Agreement, affecting subject property, regarding letter of credit and the terms and provisions thereof between City of Mount Vernon and Hollander Investments, recorded 3/15/1989 as Auditor's File No. 8903150051.

23. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded 6/7/1989, as Auditor's File No. 8906070006.

24. Easement, affecting a portion of subject property for the purpose of ingress, egress and utilities including terms and provisions thereof granted to RBB Properties recorded 4/29/1991 as Auditor's File No. 9104290029

25. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Mount Vernon BSP NO. MV-3-94 recorded 10/21/1994 as Auditor's File

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No. 9410210076.

26. Agreement, affecting subject property, regarding Clarification of Easements, Covenants and Agreements and the terms and provisions thereof between Marlo G. Hollander, et ux, and Skagit County Title Company, recorded 11/15/1994 as Auditor's File No. 9411150041.