

When recorded return to:

Blackburn Gym Property, LLC
11141 View Ridge Drive
Burlington, WA 98233

GNW 22-17068

STATUTORY WARRANTY DEED

THE GRANTOR(S) Rick A. Hanson and Joan M. Hanson, husband and wife, 15834 Kamb Road, Mount Vernon, WA 98273,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Blackburn Gym Property, 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.

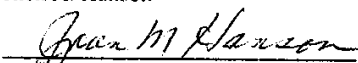
Abbreviated legal description: Property 1:
Section 28, Township 34 North, Range 4 East; Ptn. NW SW

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): P27958

Dated: 1-23-23


Rick A. Hanson


Joan M. Hanson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20235269

Jan 24 2023

Amount Paid \$19085.00
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 22-17068-KH

Page 1 of 4

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 23rd day of January, 2023 by Rick A. Hanson and Joan M. Hanson.

Eleanor Romero
Signature

Notary
Title

My commission expires: 6/23/2025



Statutory Warranty Deed
LPB 10-05

Order No.: 22-17068-KH

Page 2 of 4

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 2464 East Blackburn Road, Mount Vernon, WA 98274
Tax Parcel Number(s): P27958

Property Description:

That portion of the Northwest Quarter of the Southwest Quarter of section 28, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the South line of the county road along the North line of said subdivision that is 180 feet west of the Northeast corner of said subdivision;
thence West a distance of 350 feet;
thence South a distance of 660 feet;
thence East a distance of 530 feet to the East line of said subdivision;
thence North along said East line a distance of 500 feet;
thence West a distance of 180 feet;
thence North a distance of 160 feet to the point of beginning;

EXCEPT the following described property:

Beginning at the Northeast corner of said subdivision;
thence South along the East line thereof a distance of 190 feet to the Southeast corner of that certain survey recorded October 7, 1981, in Volume 3 of surveys, page 142, under Auditor's File No. 8110070010, records of Skagit County, Washington, and the true point of beginning of this description;
thence continue South along the East line of said subdivision a distance of 167 feet;
thence West parallel with the South line of the said survey a distance of 200 feet;
thence North a distance of 167 feet to the Southwest corner of said survey;
thence North 89°07' East along the South line of said survey a distance of 200 feet to the true point of beginning.

ALSO EXCEPT beginning at the intersection of the South line of the county road along the North line of said Northwest Quarter of the Southwest Quarter of the East line of said subdivision;
thence West a distance of 180 feet to the true point of beginning;
thence South a distance of 160 feet along the west line of that certain tract conveyed to Richard M. Nelson by deed recorded April 24, 1974, under Auditor's File No. 799694, records of Skagit County, Washington, to the Southwest corner thereof;
thence West a distance of 20 feet;
thence Northwesterly in a straight line to a point 50 feet West of the true point of beginning;
thence East a distance of 50 feet to the true point of beginning.

Situated in Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 22-17068-KH

Page 3 of 4

EXHIBIT B

22-17068-KH

10. Regulatory notice/agreement regarding Order of correction that may include covenants, conditions and restrictions affecting the subject property, recorded January 31, 2007 as Auditor's File No. 200701310158 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

11. Regulatory notice/agreement regarding Order on remand that may include covenants, conditions and restrictions affecting the subject property, recorded January 31, 2007 as Auditor's File No. 200701310159 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

12. Regulatory notice/agreement regarding Final order (special use permit) that may include covenants, conditions and restrictions affecting the subject property, recorded February 25, 2008 as Auditor's File No. 200802250162 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

13. 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 Survey for Javier Garcia Covarrubias recorded April 21, 2016 as Auditor's File No. 201604210102.

Statutory Warranty Deed
LPB 10-05

Order No.: 22-17068-KH

Page 4 of 4