

When recorded return to:
Viv Properties, LLC, a Washington limited liability
company
325 S 9th Street
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20235717

Mar 07 2023

Amount Paid \$5845.00

Skagit County Treasurer

By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 620053654

CHICAGO TITLE

620053654

STATUTORY WARRANTY DEED

THE GRANTOR(S) Go Outside Properties 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 Viv Properties, LLC, a Washington limited liability company

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

Lot 5, Block 3, Calhoun's Addition to the Town of LaConner, as per Plat recorded in Volume 1 of
Plats, page 14, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P74121 / 4124-003-005-0002

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: 3/7/2023

Go Outside Properties LLC, a Washington limited liability company

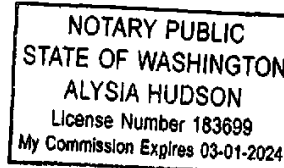
BY: [Signature]
Mark S. Epstein
MemberState of WASHINGTON
County of SNOHOMISHThis record was acknowledged before me on 03/07/2023 by
MARK S. EPSTEINas MEMBER of
GO OUTSIDE PROPERTIES LLC[Signature]
(Signature of notary public)
Notary Public in and for the State of WASHINGTON
My commission expires: 03/01/2024

EXHIBIT "A"**Exceptions**

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Calhoun's Addition to the Town of La Conner;

Recording No: Volume 1, page 14

2. 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."

3. 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.
4. City, county or local improvement district assessments, if any.
5. Assessments, if any, levied by the City of La Conner.