

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20237122
Jun 30 2023
Amount Paid \$24870.00
Skagit County Treasurer
By Kaylee Oudman Deputy

When recorded return to:

SAMS KIDS, LLC
5378 South Elk Way
Aurora, CO 80016

GNW 23-18261

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bradley W. Watson, Trustee of Trust for Benefit of Bradley W. Watson under Revocable Living Trust Agreement for Edward J. Watson Jr. and Sara H. Watson dated May 4, 2012, 14073 Hillwood Drive, Bow, WA 98232,

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

in hand paid, conveys, and warrants to SAMS KIDS, 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:
Lot 5-8, Block 1, RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON

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): P54138

Dated: 6-29-23

Trust for Benefit of Bradley W. Watson under Revocable Living Trust Agreement for Edward J. Watson Jr. and Sara H. Watson dated May 4, 2012

By: [Signature]
Bradley W. Watson, Trustee

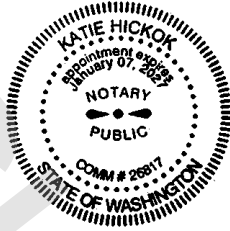
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 21st day of June, 2023 by Bradley W. Watson, Trustee of Trust for Benefit of Bradley W. Watson under Revocable Living Trust Agreement for Edward J. Watson Jr. and Sara H. Watson dated May 4, 2012.

[Handwritten Signature]
Signature

Notary
Title

My commission expires: 1-7-27



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 820 Cleveland Avenue, Mount Vernon, WA 98273
Tax Parcel Number(s): P54138

Property Description:

Lot 5, 6, 7 and 8, Block 1, "Riverside Addition to the Town of Mount Vernon," according to the Plat thereof, recorded in Volume 3 of Plats, page 24, records of Skagit County, Washington, TOGETHER WITH the South Half of vacated alley that reverted thereto by operation of law.

Situated in Skagit County, Washington.

EXHIBIT B

23-18261-KH

10. 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 Riverside Addition to the Town of Mount Vernon recorded July 9, 1888 in Volume 3 of Plats, page 24 (includes 2-46, and 2-78).

11. Private rights of access and utilities, if any, over vacated streets lying within the subject property. Ordinance #1488 reserves to the City of Mount Vernon an easement for utilities over and across vacated alley.

12. Agreement, affecting subject property, regarding Parking Agreement and the terms and provisions thereof between Seattle-First National Bank, a national banking association and Mount Vernon Properties, Inc., recorded June 16, 1965 as Auditor's File No. 667646.