

202308170064

08/17/2023 01:37 PM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor, WA

When recorded return to:
First American Exchange of Skagit County on
behalf of 1625 S Walnut LLC
1301 Riverside Drive
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20237713

Aug 17 2023

Amount Paid \$56267.50
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



2910 Colby Ave., Suite 100
Everett, WA 98201-4075

CHICAGO TITLE COMPANY
620054501

Escrow No.: 611330937

STATUTORY WARRANTY DEED

THE GRANTOR(S) Spring Meadows, L.L.C., a Washington Limited Liability Company

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration and as part of an I.R.C. Tax Deferred Exchange.

in hand paid, conveys and warrants to 1625 S Walnut LLC a Washington Limited Liability Company

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

See attached exhibit A for legal description

Subject to Easements, Restrictions, Covenants Conditions, Rights, Reservations, Agreements of Public Record.

Abbreviated Legal Required

Lot 2 City of Burlington BSP No. 1-00 Rec N. 20000303001 Being a ptn SW SW Sec 8-34-4E W.M.

Tax Parcel Number(s): 116510, 8026 000 002 0000

STATUTORY WARRANTY DEED
(continued)

Dated: August 14, 2023

Spring Meadows, L.L.C., a Washington Limited Liability Company

BY: *Michael V. Fohn* MANAGING MEMBER
Michael V. Fohn
Managing Member

State of WA

County of Skagit

This record was acknowledged before me on 8-15-23 by Michael V. Fohn as
Managing Member of Spring Meadows, L.L.C., a Washington Limited Liability Company.

sf
(Signature of notary public)

Notary Public in and for the State of WA

My appointment expires: 11-5-26

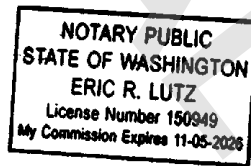


EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): P116510 / 8026-000-002-0000

Parcel A: Lot 2 of City of Burlington Binding Site Plan No. BSP No. 1-00, approved March 1, 2000 and recorded March 3, 2000, under Auditor's File No. 200003030001, records of Skagit County, Washington, and being a portion of the Northwest quarter of the Northwest quarter of Section 8, Township 34 North, Range 4 East of the Willamette Meridian.

Situate in the County of Skagit, State of Washington.

EXCEPT that portion of Lot 2 described as follows:

Beginning at the Northwest corner of said Lot 2;

Thence South 0°09'29" East, along the West line of said Lot 2, a distance of 36.14 feet;

Thence North 88°40'21" East 174.30 feet, more or less, to the East line of said Lot 2;

Thence North 1°19'39" West, along the East line thereof, 36.13 feet to the Northeast corner of said Lot 2;

Thence South 88°40'21" West 173.57 feet, more or less, to the Point of Beginning;

AND EXCEPT that portion of said Lot 2 described as follows::

Beginning at the Southwest corner of said Lot 2; Thence North 88°40'21" East, along the South line thereof, 127.12 feet;

Thence North 89°47'25" West 127.09 feet, to the West line of said Lot 2;

Thence South 0°09'29" East, along said line, 3.41 feet to the Point of Beginning.

AND TOGETHER WITH that portion of Lot 3 of said Binding Site Plan described as follows:

Beginning at the Northwest corner of said Lot 3;

Thence North 88°40'21" East, along the North line thereof, 127.12 feet to the true point of beginning;

Thence continue North 88°40'21" East 51.54 feet to the Northeast corner of said Lot 3;

Thence South 0°12'35" West, along the East line thereof, 1.38 feet to a point which lies South 89°47'25" East from the true point of beginning;

Thence North 89°47'25" West 51.52 feet to the true point of beginning.

AND TOGETHER WITH that certain access and utility easement recorded February 13, 1991, under Auditor's File No. 9102130063, and the amendment thereto, recorded January 15, 1993, under Auditor's File No. 9301150112, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.