

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20237814

Aug 25 2023

Amount Paid \$3605.00

Skagit County Treasurer

By Lena Thompson Deputy

When recorded return to:

Matthew Yeh
EXYC Property Management LLC, a Washington
Limited Liability Company
2141 Washington Street
Ferndale, WA 98248

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620054767

Escrow No.: 620054767

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bayside 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 EXYC Property Management LLC, a Washington Limited
Liability Company

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

Lot 2, Mount Vernon Short Plat No. LU07--030, approved October 8, 2012, recorded October 11,
212, under Auditor's File No. 201210110104, being a portion of Lot B, Plat of Kulshan View,
Division No. 1, as per Plat recorded in Volume 13 of Plats, Page 8, 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): P131227 / 4421-000-002-0101

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: 8/18/2023

Bayside Properties LLC

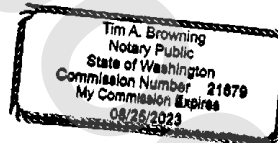
BY: [Signature]
Michael C. Murphy, D.V.M.
MemberBY: [Signature]
Christine M. Murphy
MemberState of WASHINGTONCounty of ThurstonThis record was acknowledged before me on 8/18/2023 by Michael C. Murphy,
D.V.M, Christine M. Murphy and ~~Debbi French~~ as Members of Bayside Properties LLC.[Signature]
(Signature of notary public)Notary Public in and for the State of WASHINGTONMy appointment expires: 8/25/2023

EXHIBIT "A"
Exceptions

1. Reservations and recitals contained in the Deed as set forth below:

Recording No.: 127165

No determination has been made as to the current ownership or other matters affecting said reservations.

2. 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 the Plat of Kulshan View:

Recording No: 8005280034

3. Standard Participation Contract and the terms and conditions thereof:

Recording Date: April 27, 1979
Recording No.: 7904270010
Regarding: Right to connect subject property to sewer

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Mount Vernon
Purpose: Sidewalk
Recording Date: September 18, 1979
Recording No.: 7909180048

5. 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 Mount Vernon Short Plat No. LU07-030:

Recording No: 201210110104

6. 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.

EXHIBIT "A"
Exceptions
(continued)

7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by the City of Mount Vernon.