

When recorded return to:

Sudesh Mason
12707 Wedgewood Dr
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20238200

Sep 28 2023

Amount Paid \$5765.00

Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:

CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620055049

Escrow No.: 620055049

STATUTORY WARRANTY DEED

THE GRANTOR(S) 1913 Cleveland 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 Sudesh Mason, an unmarried person

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

Lot 3, Block 6, FISHER'S REPLAT OF BLOCKS 5 AND 6 AND PART OF TRACT H, MCLEAN'S
THIRD STREET ADDITION TO MOUNT VERNON, according to the plat thereof recorded in
Volume 5 of Plats, page 34, records of Skagit County, Washington;

EXCEPT that portion conveyed to the City of Mount Vernon for street purposes under Deed dated
August 10, 1973, recorded September 5, 1973, under Auditor's File No. 790399, 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): P135817 / 3722-006-014-0102

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 9-20-2023

1913 Cleveland LLC, a Washington limited liability company

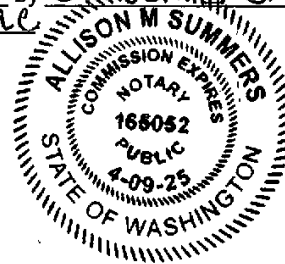
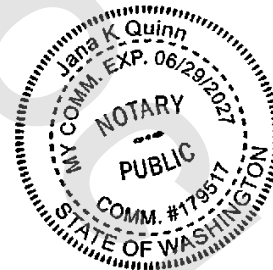
By: [Signature]
Steven J. Shulman, its ManagerBy: [Signature]
Mason Howard, its ManagerState of Washington
County of SnohomishThis record was acknowledged before me on 9-13-23 by Steven J. Shulman as
manager of 1913 Cleveland LLC[Signature]
(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 04-09-25State of Washington
County of SnohomishThis record was acknowledged before me on 09/20/2023 by Mason Howard as
Manager of 1913 Cleveland LLC[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 06/29/2027

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 Fisher's Replat of Block 5 & 6 and Part Tract H McLean's Third Street Addition to Mount Vernon:

Recording No: 391609

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

Purpose: Setback easement
Recording Date: September 16, 2021
Recording No.: 202109160120
Affects: As described in said instrument

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

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution system(s)
Recording Date: April 7, 2022
Recording No.: 202204070038
Affects: Said premises

4. 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 Survey:

Recording No: 202211180083

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Comcast Cable Communications Management LLC
Purpose: Broadband Communications System
Recording Date: December 13, 2019
Recording No.: 201912130083

EXHIBIT "A"

Exceptions
(continued)

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