

202312070058

12/07/2023 03:00 PM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor, WA

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20238961

Dec 07 2023

Amount Paid \$14334.00
Skagit County Treasurer
By Lena Thompson Deputy

GNW 23-18666

When recorded return to:

Granite Logan LLC
1726 North Downing Street
Denver, CO 80218

STATUTORY WARRANTY DEED

THE GRANTOR(S) MV Real Estate Holdings LLC, a Washington Limited Liability Company, 1910 Fairview Avenue East, ste 500, Seattle, WA 98102,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Granite Logan LLC, a Colorado 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:
Ptn. Gov. Lots 1 & 2, Section 18, Township 34 North, Range 4 East

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): P26047 and P26043

Dated: 12/07/2023

MV Real Estate Holdings LLC, a Washington Limited Liability Company

By: Brandon Baty
Brandon Baty, Managing Member

Statutory Warranty Deed
LPB 10-05

Order No.: 23-18666-KH

Page 1 of 4

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 7 day of December, 2023 by Brandon Baty, Managing
Member of MV Real Estate Holdings LLC



Signature

Notary

Title

My commission expires: 09/11/2027

KYLE BEAM
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 210008
COMMISSION EXPIRES 09/11/2027

This notarial act involved the use of communication technology

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 14087 River Bend Road, Mount Vernon, WA 98273
Tax Parcel Number(s): P26047 and P26043

Property Description:

The East Half of Government Lots 1 and 2, Section 18, Township 34 North, Range 4 East of the Willamette Meridian; EXCEPT roads;

TOGETHER WITH that portion of the West Half of Government Lot 1 of Section 18, Township 34 North, Range 4 East of the Willamette Meridian, lying Easterly of a fence line described as follows:

Begin at the Southwest corner of the East 176 feet of the North 224 feet of the West Half of Government Lot 1;
Thence along said South line, South 89°29'11" East, a distance of 167.96 feet to a projection of a fence coming from the South and the beginning point of said line referenced in the caption; Thence North along said fence to the South line of the County road right-of-way along the North line of said subdivision, the terminus of this fence line description;

AND TOGETHER WITH that portion of the West Half of Government Lots 1 and 2 of Section 18, Township 34 North, Range 4 East of the Willamette Meridian, lying Easterly of a fence line described as follows:

Begin at the Southwest corner of the East 176 feet of the North 224 feet of the West Half of Government Lot 1;
Thence along said South line, South 89°29'11" East, a distance of 167.96 feet to a projection of a fence coming from the South and the beginning point of said line referenced in the caption;
Thence along said fence and projection thereof, South 00°52'09" East, a distance of 2,440.34 feet to the South line of said Government Lot 2, and the terminus of this fence line description;

EXCEPT any portion of the above described property lying within the East 176 feet of the North 224 feet of the West Half of said Government Lot 1.

EXHIBIT B

23-18666-KH

9. Provisions and matters regarding a boundary line adjustment set forth on document recorded July 13, 1998 under Auditor's File No. 9807130096.

10. Provisions and matters regarding a boundary line adjustment set forth on document recorded July 13, 1998 under Auditor's File No. 9807130097.

11. SAID LANDS HAVE BEEN RECLASSIFIED FOR TAX PURPOSES, NOTICE OF WHICH IS GIVEN BY INSTRUMENT AS HEREIN SET FORTH. THEY WILL BE SUBJECT TO FURTHER TAXATION AND INTEREST THEREUPON AS PROVIDED BY CHAPTER 84.33 AND 84.34 R.C.W. UPON WITHDRAWAL FROM SUCH CLASSIFICATION OR CHANGE IN USE.

Reclassified As: Farm and Agricultural Land

Recorded: March 6, 1981

Auditor's No.: 8103060031

Statutory Warranty Deed
LPB 10-05

Order No.: 23-18666-KH

Page 4 of 4