

When recorded return to:

Guardian Northwest Title & Escrow

1301 Riverside Drive Ste B, Mount Vernon, WA 98273

GNW 24-20936

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20240978

Jun 14 2024

Amount Paid \$8583.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Legacy Property Management, LLC, a Washington Limited Liability Company, who acquired title as Legacy Property Management, LLC Inc., a Washington Corporation, PO Box 411, Marysville, WA 98270,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Deep Blue L.P., a Colorado limited partnership

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:

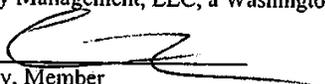
Ptn. Lots 4-6, Block 3, Martin & Bailey's Addn. to West Mount Vernon

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): P67366/3950-003-004-0103

Dated: 6/13/24

Legacy Property Management, LLC, a Washington Limited Liability Company

By: 
Jared Barney, Member

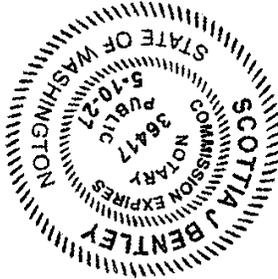
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 13th day of June, 2024 by Jared Barney, Member of Legacy Property Management, LLC.

Scotta J Bentley
Signature

Notary
Title

My commission expires: 05/10/27



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 15256 North Wall Street, Mount Vernon, WA 98273
Tax Parcel Number(s): P67366/3950-003-004-0103

Property Description:

The North 12 feet of the South 1/2 of Lot 4; North 1/2 of Lot 4 and all of Lots 5 and 6, Block 3, "MARTIN & BAILEY'S ADDITION TO WEST MOUNT VERNON, SKAGIT COUNTY, WASH.", as per plat recorded in Volume 1 of Plats, page 48, records of Skagit County, Washington.

TOGETHER WITH the East 10 feet of vacated street abutting on the West line thereof.

EXHIBIT B

24-20936-KH

9. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Plat of Martin & Bailey's Addition to West Mt. Vernon, Skagit County, Wash.
Recorded: December 23, 1890
Auditor's No.: Volume 1 of Plats, page 48

10. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS ADJACENT TO PROPERTY DESIGNATED NATURAL RESOURCE LANDS BY Skagit COUNTY.

Executed By: Donaldson Trust
Recorded: March 1, 2001
Auditor's No.: 200103010078

Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

11. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: March 1, 2001
Auditor's No.: 200103010079
Regarding: Special Flood Hazard Area

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

12. Private rights of access and utilities, if any, over vacated streets lying within the subject property.

13. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded on November 4, 2022 as Auditor's File No. 202211040015 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.