

When recorded return to:  
WAUGH ROAD CONDOS LLC  
PO BOX 3249  
FERNDAL, WA 98248

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20240981  
Jun 14 2024  
Amount Paid \$12677.00  
Skagit County Treasurer  
By Lena Thompson Deputy

## STATUTORY WARRANTY DEED

Order No.: W-209820  
Title Order No.: GNW 24-20882  
4 pgs  
THE GRANTOR(S)

HERON POINT HOLDINGS LLP, a Washington limited liability partnership

for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE  
CONSIDERATION in hand paid, conveys, and warrants to

WAUGH ROAD CONDOS LLC, a Washington Limited Liability Company

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

### Parcel A:

Lot 4, as delineated on Short Plat No. LU 05-056, approved on February 7, 2007 and recorded February 13, 2007 under Auditor's File No. 200702130096, records of Skagit County, Washington; being a portion of the Northeast ¼ of the Southeast ¼ of Section 16, Township 34 North, Range 4 East, W.M..

### Parcel B:

Lots 5 and 6, as delineated on Short Plat No. LU 05-056, approved on February 7, 2007 and recorded February 13, 2007 under Auditor's File No. 200702130096, records of Skagit County, Washington; being a portion of the Northeast ¼ of the Southeast ¼ of Section 16, Township 34 North, Range 4 East, W.M.

### SEE ATTACHED EXHIBIT "A" FOR EXCEPTIONS

Abbreviated Legal: SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 EAST W.M.; PTN NE SE (AKA  
LOTS 4-6, SP#LU05-056)

Tax Parcel No(s): P125897 - 340416-4-002-0400; P125899 - 340416-4-002-0600

ATTACHED & MADE A PART OF "STATUTORY WARRANTY DEED - W-209820"

Dated: 6-3-24

HERON POINT HOLDINGS LLP

BY: J. Hugh Wiebe  
J. HUGH WIEBE  
Managing Partner

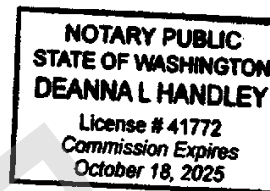
STATE OF WASHINGTON }  
COUNTY OF WHATCOM } SS:

I certify that I know or have satisfactory evidence that J. HUGH WIEBE, Managing Partner of HERON POINT HOLDINGS LLP, a Washington limited liability partnership the corporation which executed the foregoing instrument, who acknowledged that he/she did sign said instrument as such officer on behalf of said corporation, duly authorized; that said instrument was signed as his/her free act and deed individually, and the free act and deed of said corporation.

Dated: The 3<sup>rd</sup> day of June, 2024

Deanna L. Handley  
DEANNA HANDLEY  
Notary Public in and for the State of Washington  
Residing at BELLINGHAM

My appointment expires: 10-18-25



**SUBJECT TO:**

1. **AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:**  
Between: Lewis Norris and Marcia Norris  
And: City of Mount Vernon  
Dated: May 25, 1988  
Recorded: June 8, 1988  
Auditor's No.: 8806080016  
Regarding: Agreement to Perform
2. **AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:**  
Between: City of Mount Vernon, a Municipal Corporation of the State of Washington  
And: Lewis Norris and Marcia Norris  
Dated: August 29, 1990  
Recorded: October 4, 1990  
Auditor's No.: 9010040046  
Regarding: Formation of Local Improvement District
3. **EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**  
Grantee: Puget Sound Energy, Inc., a Washington corporation  
Dated: August 29, 2006  
Recorded: October 16, 2006  
Auditor's No.: 200610160148  
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."  
Area Affected: An Easterly 10 feet of the subject property
4. **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: Short Plat No. LU 05-056  
Recorded: February 13, 2007  
Auditor's No.: 200702130096
5. **Provisions and matters regarding Boundary Line Adjustment set forth on document recorded on May 17, 2023 under Auditor's File No. 202305170012.**
6. **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: Heron Point Boundary Line Adjustment  
Recorded: May 17, 2023  
Auditor's No.: 202305170013
7. **Easement, affecting a portion of subject property for the purpose of NGPA Easement including terms and provisions thereof granted to City of Mount Vernon, a Municipal corporation recorded on May 23, 2023 as Auditor's File No. 202305230005**

8. Municipal assessments, if any, levied by the City of Mount Vernon. This Company suggests that inquiry be made to the City of Mount Vernon for current assessment status.

As a courtesy we believe the following email address for this City is:  
Mount Vernon mvutilities@mountvernonwa.gov

...END OF EXHIBIT "A"...