

202407190097

07/19/2024 03:34 PM Pages: 1 of 4 Fees: \$306.50

Skagit County Auditor, WA

When recorded return to:

1011 E Division St LLC
328 Barry Loop
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20241444

Jul 19 2024

Amount Paid \$44242.50
Skagit County Treasurer
By Lena Thompson Deputy

Insured by Stewart Title NCS 24000200624
GNW 24-20714

STATUTORY WARRANTY DEED

THE GRANTOR(S), **Sage-Mount Vernon 1, LLC, a Washington limited liability company** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **1011 E Division St LLC, a Washington limited liability company** the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO

SUBJECT TO: Those items specifically set forth on Exhibit "B" attached hereto

Abbreviated Legal: (Required if full legal not inserted above.)

Lots 10-12, Block 5, Hayton's Addition to Mt. Vernon

Tax Parcel Number(s): P53074

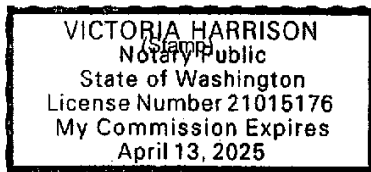
Dated: July 17th, 2024

Sage-Mount Vernon 1, LLC,
a Washington limited liability company

By: Alan Boeker
Alan Boeker, President

State of Washington
County of Snohomish

This record was acknowledged before me on 17th day of July, 2024 by Alan Boeker, the President of Sage-Mount Vernon 1, LLC, a Washington limited liability company.



Victoria Harrison
Printed name: Victoria Harrison
Notary Public
My commission expires: 4/13/2025

EXHIBIT "A"
LEGAL DESCRIPTION

Lots 10, 11 and 12, Block 5, "Hayton's Addition to Mt. Vernon, Wash.", according to the Plat recorded in Volume 3 of Plats, page 85, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B" TO STATUTORY WARRANTY DEED

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

Name: Hayton's Addition to Mt. Vernon, Wash.
Recorded: April 24, 1910
Auditor's No.: 79101 (Vol. 3 of Plats, Page 85)

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

Name: Survey
Recorded: September 2, 2010
Auditor's No.: 201009020101
Affects: Western Boundary Line