

When recorded return to:

OMEYOCAN, LLC
13701 115th Avenue Northeast
Kirkland, WA 98034

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20242904

Nov 12 2024

Amount Paid \$18640.00

Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 24-22024-TB

THE GRANTOR(S) 403 N 21ST LLC, a Washington Limited Liability Company, 1500 East College Way, A
Pmb 562, Mount Vernon, WA 98273,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to OMEYOCAN, LLC, a Washington Limited Liability Company

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

That portion of the West half of the East half of the Southeast quarter of the Northeast quarter of Section 20,
Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of said subdivision;

Thence South 1°18'11" East along the East line of said subdivision, a distance of 385.00 feet;

Thence South 88°46'27" West, a distance of 30.00 feet to a point on the West line of 21st Street as established in
the City of Mount Vernon, and which is the true point of beginning of this property description;

Thence South 88°46'27" West, a distance of 105.40 feet;

Thence North 1°13'33" West, a distance of 200.00 feet;

Thence North 88°46'27" East, a distance of 85.16 feet;

Thence on a curve to the right, having a radius of 20.00 feet; an arc distance of 31.39 feet to a point on the West line
of said 21st Street;

Thence South 1°18'11" East along the West line of said 21st Street, a distance of 180.03 feet to the true point of
beginning of this property description.

Situated in Skagit County, Washington

Abbreviated legal description: Property 1:

Section 20, Township 34 North, Range 4 East - SE NE P26917/340420-1-023-0201

Statutory Warranty Deed
LPB 10-05

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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 "A" attached hereto

Tax Parcel Number(s): P26917/340420-1-023-0201

Dated: 10/24/24

403 N 21ST LLC, a Washington Limited Liability Company

By: [Signature]
Steven Shulman, Managing Member

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 26th October day of ~~November~~, 2024 by Steven Shulman, Managing Member of 403 N 21ST LLC.

[Signature]
Signature

Notary
Title

My commission expires: 05/10/27



Statutory Warranty Deed
LPB 10-05

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EXHIBIT A

24-22024-TB

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I — Requirements are met.
12. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded on March 30, 2022, as Auditor's File No. 202203300064.
13. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey recorded on November 18, 2022 as Auditor's File No. 202211180081.

End of Exhibit A