

When recorded return to:

715 E College Way LLC  
PO Box 547  
Mount Vernon, WA 98273SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20243366

Dec 20 2024

Amount Paid \$16860.00

Skagit County Treasurer

By Kaylee Oudman Deputy

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Continental Place Investors, L.L.C., a Washington Limited Liability Company, 1030 East College Way, Mount Vernon, WA 98273,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to 715 E College Way LLC, a Washington 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:  
Section 17, Township 34 North, Range 4 East - S 1/2 NW

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): P123127

Dated: December 12, 2024

Continental Place Investors, L.L.C., a Washington Limited Liability Company

By: James Koetje  
James Koetje, Managing MemberBy: James N. Scott  
James N. Scott, Managing MemberStatutory Warranty Deed  
LPB 10-05

Order No.: 24-22463-KH

Page 1 of 4

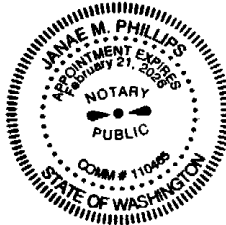
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 12<sup>th</sup> day of December, 2024 by James Koetje and James N. Scott,  
Managing Members of Continental Place Investors, L.L.C. as Managing Members of Continental Place  
Investors, L.L.C.

[Signature]  
(Signature of notary public)  
Stamp

Notary  
(Title of office)

My commission expires: 2-21-26



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Order No.: 24-22463-KH

Page 2 of 4

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 715 East College Way, Mount Vernon, WA 98273  
Tax Parcel Number(s): P123127

**Property Description:**

That portion of the South  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Commencing at a point on the South line of said subdivision that is 780 feet East of the Southwest corner thereof, said point being 10 feet West of the East line of the abandoned right-of-way of the Bellingham and Skagit Railway Company and said point also being on the East line of Urban Avenue extended South as conveyed to the City of Mount Vernon by Deed recorded under Auditor's File No. 567036; thence North along a line parallel to and 10 feet West of the East line of the abandoned right-of-way of the Bellingham and Skagit Railway (being the East line of Urban Avenue) a distance of 446.84 feet to the Northwest corner of that certain tract of land conveyed to William G. Hulbert, et ux, by deed recorded May 27, 1978, under Auditor's File No. 876235, records of Skagit County, Washington, and the true point of beginning of this property description; thence continue North along said parallel line and the East line of Urban Avenue a distance of 30.01 feet; thence East along a line parallel to the South line of said Northwest  $\frac{1}{4}$  a distance of 610.74 feet, more or less, to a point that is 125 feet Northwesterly, measured at right angles from the centerline of the main tract of the Great Northern Railway Company (now Burlington Northern) as originally located and constructed, said point being on the Westerly line of that certain tract of land conveyed to the Great Northern Railway Company by Deed recorded September 11, 1967, under Auditor's File No. 704195, records of Skagit County, Washington; thence Southwesterly along the Westerly line of the Great Northern Tract, being a line that is parallel with and 125 feet Northwesterly of, as measured at right angles to, the main track of the said Great Northern Railway right-of-way, a distance of 505.30 feet, more or less, to the North line of that certain strip of land conveyed to the State of Washington for highway purposes by deed recorded May 4, 1951, under Auditor's File No. 460429, records of Skagit County, Washington (said point 45 feet North of South line of said Northwest  $\frac{1}{4}$ ); thence West along the North line of said highway tract a distance of 129.51 feet, more or less, to the East line of the William G. Hulbert Tract referred to herein above; thence North along the East line of said Hulbert Tract, a distance of 401.84 feet, more or less, to the Northeast corner thereof; thence West along the North line of said Hulbert Tract a distance of 209 feet, more or less, to the point of the beginning.

Statutory Warranty Deed  
LPB 10-05

Order No.: 24-22463-KH

Page 3 of 4

**EXHIBIT B**

24-22463-KH

**9. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: City of Mount Vernon

Recorded: April 3, 1959

Auditor's No.: 578562

Purpose: Sewer line(s)

Area Affected: West 10 feet of the subject property

10. Easement for transmission lines to Puget Sound Power and Light Company over West 10 feet of the subject property, formerly within the boundaries of Pacific Northwest Traction Company, right-of-way, as disclosed by reservation in deed from Pacific Northwest Traction Company to North Coast Transportation Company, recorded June 27, 1930 in Volume 155 of Deeds, page 160 under Auditor's File No. 234986.

**11. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: State of Washington

Dated: March 25, 1991

Recorded: July 22, 1991

Auditor's No.: 9107220080

Purpose: Constructing and maintain highway slopes

Area Affected: The Southerly line of the subject property

**12. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Puget Sound Power &amp; Light Company

Recorded: January 7, 1992

Auditor's No.: 9201070103

Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way

Area Affected: South 10 feet

**13. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:**

From: Alice E. Hanson, and et al

Recorded: October 18, 2005

Auditor's No.: 200510180153

As Follows: "The Grantors hereby reserve, for the benefit of their property to the North, a non-exclusive easement for ingress, egress and utilities over, across and under the West 209 feet of the North 30 feet of the property conveyed herein to the Grantees"

Said instrument is a re-recording of instrument recorded under Auditor's File No. 200507150203.

14. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Auditor's File Nos. 200510180153 and 200510180154.

15. 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 30, 2005 as Auditor's File No. 200511300103.

16. 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 September 17, 2008 as Auditor's File No. 200809170082.

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LPB 10-05

Order No.: 24-22463-KH

Page 4 of 4