

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:
Skagit Law Group, PLLC
P.O. Box 336
Mount Vernon, WA 98273

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20250223
Date 01/28/2025

WARRANTY DEED

GRANTORS: **SOUTH SIDE LLC,**
a Washington limited liability company; and
CLYDE L. FOX,
a married man, as his separate estate

GRANTEE: **NORTH SIDE LLC,**
a Washington limited liability company

Abbreviated Legal: Ptn NE ¼ Section 31, Township 34 North, Range 04 E. W.M. &
Ptn SE ¼ Section 30, Township 34 North, Range 04 E.W.M.

Additional Legal on page: Exhibit "A"

Assessor's Tax Parcel Nos.: 340431-1-024-0001 / P29263
340430-4-016-0004 / P29232

THE GRANTORS, **SOUTH SIDE, LLC**, a Washington limited liability company, and **CLYDE L. FOX**, a married man, as his separate estate, for and in consideration of a mere change in identity, and for no monetary consideration or assumption of debt, hereby convey and warrant to **NORTH SIDE LLC**, a Washington limited liability company, all of the Grantor's right, title and interest in and to the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantors therein, to wit:

As hereto attached in Exhibit "A" and by this reference made a part hereof.

Situate in the County of Skagit, State of Washington.

Warranty Deed - 1

DATED: 1-28, 2025.

SOUTH SIDE LLC,
a Washington limited liability company

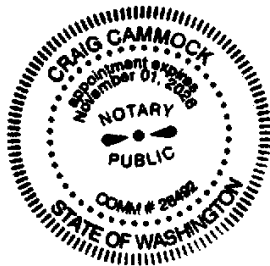
Clyde L. Fox
By: Clyde L. Fox
Its: Sole Member

Clyde L. Fox
CLYDE L. FOX, individually

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **CLYDE L. FOX** is the person who appeared before me, and said person acknowledged that he was authorized to execute the instrument and acknowledged it individually and as the Sole Member of **SOUTH SIDE LLC**, a Washington limited liability company, to be her free and voluntary act, for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 28 day of January, 2025.



Craig Cammock
CRAIG CAMMOCK
Printed Name
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 11-1-2026

Exhibit "A"

P29263 / 340431-1-024-0001

The North 80.00 feet of that portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 31, Township 34 North, Range 4 East, W.M., lying Easterly of the Great Northern Railway Company right-of-way, except the Pacific Highway along the East line thereof; and except ditch rights-of-way;

Except the West 8 feet thereof reserved for road purposes in deed dated April 4, 1958, and recorded April 7, 1958, under Auditor's File No. 563812.

And except the West 8 feet thereof reserved for road, in deed recorded October 13, 1944, under Auditor's File No. 375121.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

P29232 / 340430-4-016-0004

That portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 30, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the Westerly line of Pacific Highway and the Southerly line of said Section 30, which said point of beginning is 30 feet West of the Southeast corner of said Section 30;
thence Westerly along said South line of Section 30, a distance of 213 feet, more or less, to the Easterly right of way line of the Great Northern Railway Company;
thence Northerly along said right of way line 210.9 feet;
thence Easterly 201.9 feet to the Westerly line of the Pacific Highway;
thence Southerly 210.5 feet along said Westerly line of Pacific Highway to the point of beginning.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Exhibit "A"