

When recorded return to:

Mt. Baker Motorsports, LLC
27215 55th Avenue Northeast
Arlington, WA 98223SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251297

Apr 30 2025

Amount Paid \$6885.00
Skagit County Treasurer
By Lena Thompson Deputy**GNW 25-22784****STATUTORY WARRANTY DEED**

THE GRANTOR(S) SAVIBANK, 1020 South Burlington Boulevard, Burlington, WA 98233,

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

in hand paid, conveys, and warrants to Mt. Baker Motorsports, 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:

Lot 5, SOUTH MOUNT VERNON BUSINESS PARK BINDING SITE PLAN No. LU05-061

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): P126618

Dated: 4-29-25

SAVIBANK

By: Andy Hunter
Andy Hunter, Managing MemberStatutory Warranty Deed
LFB 10-05

Order No.: 25-22784-KH

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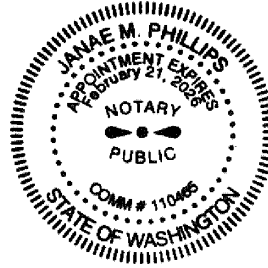
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 29th April day of April, 2025 by Andy Hunter, Managing Member of SAVIBANK.

Signature

Title

My commission expires: 2-21-26



Statutory Warranty Deed
LPB 10-05

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EXHIBIT A
LEGAL DESCRIPTION

Property Address: 225 Chenoweth Street, Mount Vernon, WA 98273
Tax Parcel Number(s): P126618

Property Description:

Lot 5, SOUTH MOUNT VERNON BUSINESS PARK BINDING SITE PLAN No. LU05-061, as approved on August 30, 2007 and recorded September 10, 2007 under Auditor's File No. 200709100133, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Statutory Warranty Deed
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EXHIBIT B

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9. Relinquishment of rights of access to State Highway and of light, view and air under terms of Decree of Appropriation, entered November 12, 1973 in Skagit County Cause No. 32903.

10. 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 02/03/2006 as Auditor's File No. 200602030192.

11. 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 05/22/2006, as Auditor's File No. 200605220171.

12. 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 South Mount Vernon Business Park Binding Site Plan recorded 09/10/2007 as Auditor's File No. 200709100133.

13. 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 06/06/2008, as Auditor's File No. 200806160167.

14. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: State Street Retail Center, LLC, a
Washington Limited Liability Company ("State Street")
And: Business Bank ("Business Bank")
Dated: August 25, 2011
Recorded: August 26, 2011
Auditor's No.: 201108260079
Regarding: Restrictive Covenants and Reciprocal
Easements for Access, Signage and Parking

15. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: LTK Properties, et al
And: Adjoining Lot Owners
Dated: date of signature(s)
Recorded: October 29, 2021
Auditor's No.: 202110290009
Regarding: Maintenance Agreement for Utilities Lots 1-8 South Mount Vernon Business Park BSP

Not a Sub
Document

Statutory Warranty Deed
LPB 10-05

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