



202509150065

09/15/2025 01:53 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

When recorded return to:

110 S 20th St LLC
328 Barry Loop
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025 3028
SEP 15 2025

Amount Paid \$ 17,233.80
Skagit Co. Treasurer
By *LT* Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 25-24158-TB

THE GRANTOR(S) 110 S 20TH LLC, a Washington Limited Liability Company

for and in consideration of ten dollars and other valuable consideration, as part of an IRS 1031 Tax
Deferred Exchange

in hand paid, conveys, and warrants to 110 S 20th St LLC, a Washington Limited Liability Company

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

LOT 1, HERITAGE SQUARE, AS PER PLAT RECORDED IN VOLUME 12 OF PLATS, PAGES 65 AND 66,
RECORDS OF SKAGIT COUNTY, WASHINGTON.

Abbreviated legal description: Property 1:
LOT 1, HERITAGE SQUARE

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): P81443/4400-000-001-0007

Statutory Warranty Deed
LPB 10-05

Order No.: 25-24158-TB

Page 1 of 3

Dated: 9-5-25

110 S 20TH LLC, a Washington Limited Liability Company

By: [Signature]
Steven J. Shulman, Manager

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 5th day of September, 2025, by Steven J. Shulman,
Manager of 110 S 20TH LLC.

[Signature]
(Signature of notary public)
Stamp

Notary
(Title of office)

My commission expires: 05/10/27



EXHIBIT A

25-24158-TB

9. 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 HERITAGE SQUARE recorded on May 24, 1979 as Auditor's File No. 7905240029.

10. Covenants and Restrictions contained in Standard Participation Contract:

Recorded: February 20, 1986

Auditor's No.: 8602200046, records of Skagit County, Washington

End of Exhibit A