

When recorded return to:
K&M Real Estate, LLC
405 West Sumner Avenue
Spokane, WA 99204



201505010055

Skagit County Auditor

\$73.00

5/1/2015 Page

1 of

2 10:37AM

Recorded at the request of:
Guardian Northwest Title
File Number: A109175

Statutory Warranty Deed

A109175

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS REInvestments, LLC, a Washington Limited Liability Company, and McHoldings, LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION paid by a Qualified Intermediary pursuant to an IRC Section 1031 Tax-Deferred Exchange, in hand paid, conveys and warrants to K&M Real Estate, LLC the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Ptn. Lot 5, all of Lots 6, 7, 8, 9 and 10, Block 1, Martin & Bailey's Addn. to West Mt. Vernon

Tax Parcel Number(s): P67353, 3950-001-006-0006, P67354, 3950-001-010-0000

The West 15 feet of Lot 5 and all of Lots 6, 7, 8, 9 and 10, Block 1, "Martin & Bailey's Addition to West Mt. Vernon, Skagit County, Wash.," as per plat recorded in Volume 1 of Plats, page 48, records of Skagit County, Washington.

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

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 per Exhibit "A" attached hereto

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20151492
MAY 01 2015

Dated 4/23/2015

REInvestments, LLC

By: Michael McCoy, Managing Member

Amount Paid \$6457.⁵⁰
Skagit Co. Treasurer
Deputy

By: Tamara McCoy, Managing Member

McHoldings, LLC

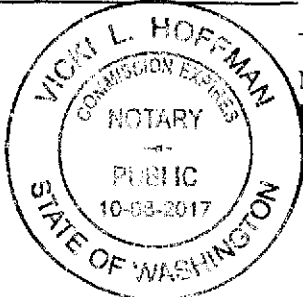
By: Michael McCoy, Managing Member

By: Tamara McCoy, Managing Member

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Michael McCoy and Tamara McCoy are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it as the Managing Members of REInvestments, LLC and McHoldings, LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 4-27-15



Notary Public in and for the State of Washington
Residing at COUPEVILLE
My appointment expires: 10-8-17

EXHIBIT A

EXCEPTIONS:

A. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Plat of Martin & Bailey's Addition to West Mt. Vernon,
Skagit County, Wash.
Recorded: December 23, 1890
Auditor's No.: Volume 1 of Plats, page 48