

AFTER RECORDING MAIL TO:

Transworld Investment Group LLC  
310 Leann Street  
Mount Vernon, WA 98274



Skagit County Auditor \$77.00  
3/23/2018 Page 1 of 4 11:38AM

**Land Title and Escrow**

Filed for Record at Request of  
Land Title & Escrow of Skagit & Island County  
Escrow Number: 01-166380-OE

**QUIT CLAIM DEED**

THE GRANTOR CITY OF MOUNT VERNON, A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, A PART OF AN IRS 1031 TAX DEFERRED EXCHANGE in hand, conveys and quit claims to TRANSWORLD INVESTMENT GROUP LLC, A WASHINGTON LIMITED LIABILITY COMPANY the following described real estate, situated in the County of Skagit State of Washington, together with all after acquired title of the grantor(s) therein:

Abbreviated Legal: PTN SE ¼, 21-34-4 E W.M.  
Situate in the County of Skagit, State of Washington.

Tax Parcel Number(s): 340421-1-001-0900, P119008

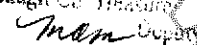
Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 01-166380-OE.

Dated: March 20, 2018

CITY OF MOUNT VERNON, a municipal corporation  
Of the State of Washington

  
By: Jill Boudreau, Mayor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAR 23 2018  
20181133  
Amount Paid \$  
Skagit Co. Treasurer  
By  Deputy

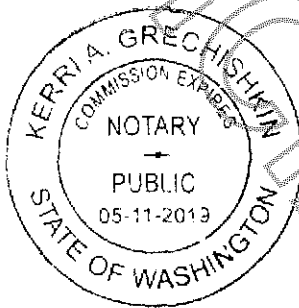
STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jill Boudreau is the person(s) who appeared before me, and said person(s) acknowledged that he / she / they signed this instrument, on oath stated he / she / they is / are authorized to execute the instrument as Mayor of City of Mount Vernon, a municipal corporation of the State of Washington to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: March 22 2018

Keri A. Grechishin

Notary Public in and for the State of Washington  
Residing Mount Vernon  
My appointment expires: 5/11/19



**Schedule "A-1"**

**01-166380-OE**

**DESCRIPTION:**

The Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 21, Township 34 North, Range 4 East, W.M., EXCEPT the West 350 feet thereof; AND ALSO EXCEPT the South 30 feet thereof for Division Street; AND ALSO EXCEPT the three following described Tracts:

Exception TRACT "A":

Beginning at the Northeast corner of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 21, Township 34 North, Range 4 East, W.M.;  
thence North  $88^{\circ}28'56''$  West along the North line of said Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  for a distance of 25.00 feet;  
thence South  $1^{\circ}14'53''$  West, parallel with the East line of said Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  to the South line of said subdivision;  
thence East 25 feet, more or less, to the Southeast corner of said subdivision;  
thence North along the East line of said subdivision to the point of beginning.

Exception TRACT "B":

The South 540 feet of the East 325 feet of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 21; EXCEPT the South 30 feet thereof for County Road; ALSO EXCEPT that portion thereof lying within Exception Tract "A" described hereinabove.

Exception TRACT "C":

Commencing at the Southwest corner of said Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ;  
thence South  $88^{\circ}40'43''$  East a distance of 20 feet along the South line of said subdivision to the East line of the West 20 feet of said subdivision;  
thence continue South  $88^{\circ}40'43''$  East a distance of 20 rods along said South line to the true point of beginning;  
thence North  $00^{\circ}50'31''$  East a distance of 495.00 feet parallel with the West line of said subdivision;  
thence South  $34^{\circ}28'09''$  East a distance of 294.11 feet to a point 170 feet East and 255 feet North of the true point of beginning;  
thence South  $17^{\circ}26'54''$  East a distance of 270.82 feet to a point on said South line that is South  $88^{\circ}40'43''$  East a distance of 255 feet from the true point of beginning;  
thence North  $88^{\circ}40'43''$  West a distance of 255.00 feet along said South line to the true point of beginning.

EXCEPT the South 30 feet thereof for County Road.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"

**Subject to the obligations regarding fence construction as stated on Page 3 of the Deed recorded under AFN 200012070054.**

**Subject to the obligations and burdens for easement for installation and maintenance of storm and sanitary sewer liens and related appurtenances or relocation of same in accordance with Page 4 of the Deed recorded under AFN 200012070054.**

**Subject to the obligations and burdens for storm water detention and management for the benefit of Exception Tract B, as described on Page 4 of the Deed recorded under AFN 200012070054.**