

AFTER RECORDING MAIL TO:

BLACKBURN GUNN, LLC  
170 S Lincoln Street Suite 100  
Spokane, WA 99201



**201807100059**

07/10/2018 03:20 PM Pages: 1 of 3 Fees: \$101.00  
Skagit County Auditor

Filed for Record at Request of:  
Land Title & Escrow of Skagit & Island County  
Escrow No.: 01-168118-OE

*Land Title and Escrow* **Statutory Warranty Deed**

THE GRANTOR 202 BLACKBURN LLC, a Washington limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to BLACKBURN GUNN, LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal: Ptn NE ¼ SE ¼, 30-34-4 E W.M.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 340430-0-071-0004, P28883

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 and Escrow Company's Preliminary Commitment No. 01-168118-OE.

Dated July 6, 2018

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2018 3004  
JUL 10 2018

Amount Paid \$ 14,245.<sup>00</sup>  
Skagit Co. Treasurer  
By *[Signature]* Deputy

202 Blackburn LLC, a Washington limited liability  
company

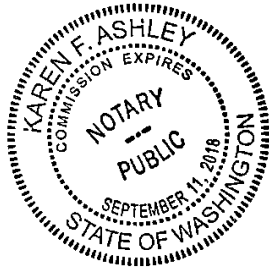
*Scott Leinbach*  
By: Scott Leinbach, Member

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Scott Leinbach is/are the person(s) who appeared before me, and said person(s) acknowledge he/she/they signed this instrument, on oath stated he/she/they is/are authorized to execute the instrument and acknowledge that as the Member of 202 Blackburn LLC, a Washington limited liability company to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: July 9, 2018

*Karen Ashley*  
Karen Ashley  
Notary Public in and for the State of Washington  
Residing Sedro-Woolley  
My appointment expires: 9/11/2018



**EXHIBIT A**

That portion of the East ½ of the Northeast ¼ of the Southeast ¼ of Section 30, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of said Northeast ¼ of the Southeast ¼;  
thence West along the North line of said Northeast ¼ of the Southeast ¼, 339.75 feet;  
thence South 0°36' West, 315.06 feet to the true point of beginning of this description;  
thence from said point of beginning run South 88°34' West, 113.08 feet;  
thence North 0°33'20" West to the South line of the Blackburn Road;  
thence North 88°34' East on the South line of said road, 116.2 feet to a point that bears North 0°36'  
East from the point of beginning;  
thence South 0°36' West to the point of beginning,

EXCEPT the following described tracts:

Beginning at a point 455.95 feet West and 20 feet South of the Northeast corner of said Northeast ¼ of the Southeast ¼;  
thence South 0°33'20" East, 100 feet;  
thence North 88°34' East, 95 feet;  
thence North 0°33'20" West, 100 feet;  
thence West to the point of beginning,

AND ALSO EXCEPT that portion of said premises, if any, lying East of the West line of those premises conveyed to Ida M. Youngquist, by Deed dated October 29, 1937, filed November 3, 1941, under Auditor's File No. 246062, and recorded in Volume 185 of Deeds, page 162.

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