



201908230105

08/23/2019 02:33 PM Pages: 1 of 4 Fees: \$106.50  
Skagit County Auditor

When recorded return to:

Scoocum Holdings LLC  
1611 Buck Way  
Mount Vernon, WA 98273

GUARDIAN NORTHWEST TITLE CO.  
STATUTORY WARRANTY DEED 19-2601

THE GRANTOR(S) SMVBP LLC, a Limited Liability Company, 1111 Cleveland Avenue, Ste 203, Mount Vernon, WA 98273,

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

in hand paid, conveys, and warrants to ~~James Spane or assigns~~ Scoocum Holdings LLC

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:  
Lots 3 and 7 South Mount Vernon Business Park 200709100133

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): P126620 & 8072-000-007-0000 & P126616 & 8072-000-003-0000

Dated: 8-20-19

SMVBP LLC, a Limited Liability Company

By:   
Dan Mitzel, Co Managing Member

By: \_\_\_\_\_

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019-3600B  
AUG 23 2019

Amount Paid \$ 104.00  
Skagit Co. Treasurer  
Deputy  
By: 

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Dan Mitzel is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Co Managing Member of SMVBP LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 20<sup>th</sup> day of August, 2019

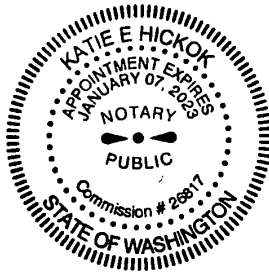


Signature

Katie E. Hickok

Title

My appointment expires: 1-7-23



**EXHIBIT B**

19-2601-KH

1. 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.

2. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation

Dated: May 11, 2006

Recorded: May 22, 2006

Auditor's No.: 200605220171

Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."

Area Affected: All streets and road rights-of-way and a strip of land 10 feet in width parallel to private/public street and road rights-of-way.

3. ALL EASEMENTS, COVENANTS, RESTRICTIONS, ENCROACHMENTS AND OTHER MATTERS SHOWN ON THE FACE OF THE FOLLOWING SURVEY/PLAT:

Name: South Mount Vernon Business Park, BSP LU05-061

Recorded: September 10, 2007

Auditor's No.: 200709100133

Statutory Warranty Deed  
LPB 10-05

Order No.: 19-2601-KH

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**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 305 Chenoweth Street & 314 East Blackburn Rd, Mount Vernon, WA 98273

Tax Parcel Number(s): P126620 & 8072-000-007-0000 & P126616 & 8072-000-003-0000

Property Description:

Lots 3 and 7, as delineated on "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.