

When recorded return to:
Bin Han
AA Wealth Management Inc.
6805 East Gage Avenue
Commerce, CA 90040

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-1166
Mar 31 2020
Amount Paid \$32305.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

10500 NE 8th St., Suite 600
Bellevue, WA 98004

CHICAGO TITLE COMPANY
620041848

Escrow No.: 0173029-OC

STATUTORY WARRANTY DEED

THE GRANTOR(S) Village Square LLC, a Washington limited liability company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to AA Wealth Management Inc., a California corporation

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.) PTN. NW NW 17-34-4

Tax Parcel Number(s): P25971, 340417-2-025-0004

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: March 27, 2020

Village Square LLC

BY: Joanne Stewart
Joanne M. Stewart
Member

BY: Nancy J. Ellis
Nancy J. Ellis
Member

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Nancy J. Ellis
member of Village Square LLC, a Wash. Limited Liability Co.
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they)
signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and
acknowledged it as the Member of Village Square LLC to be the free and voluntary act of such party
for the uses and purposes mentioned in the instrument.

Dated: 3-27-2020

E M Burdette
Notary Public
State of Washington
License #210673
My Commission Expires:
9/24/2023

Name: E.M. Burdette
Notary Public in and for the State of Washington
Residing at: Bedro Woolley, WA
My appointment expires: 9-24-2023

State of WA
County of King

I certify that I know or have satisfactory evidence that Joanne M Stewart
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they)
signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and
acknowledged it as the Member of Village Square LLC to be the free and voluntary act of such party
for the uses and purposes mentioned in the instrument.

Dated: 3/30/2020

ZEL MISIC
NOTARY PUBLIC #142958
STATE OF WASHINGTON
COMMISSION EXPIRES
MAY 1, 2021

Name: Zel Misic
Notary Public in and for the State of WA
Residing at: Lake Forest Park
My appointment expires: 5/1/2021

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P25971 and 340417-2-025-0004

All that part and portion of the North $\frac{1}{2}$ of the South $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 17, Township 34 North, Range 4 East, W.M., lying West of the right-of-way of the Pacific Northwest Traction Company, EXCEPT the following described premises:
Beginning at the point of intersection of the North line of the following Tract with the West line of the right-of-way of the Pacific Northwest Traction Company, said Tract being described as "all that part of the North $\frac{1}{2}$ of the South $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 17, Township 34 North, Range 4 East, W.M., lying West of the right-of-way of the Pacific Northwest Traction Company" which said point is the true point of beginning of this description;
thence West along the North line of said Tract 375 feet;
thence South at right angles to the South line of the said Tract;
thence East along the South line of said Tract on the West line of the said Traction Company right-of-way;
thence North along the said Traction Company right-of-way to the point of beginning,
ALSO EXCEPT the West 144 feet of the South 27.5 inches thereof.
AND ALSO EXCEPT the West 10 feet thereof, as conveyed under Auditor's File No. 8507010009 Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: C. J. Anderson and Christina Anderson, husband and wife
Purpose: Telephone repairs, etc.
Recording Date: April 27, 1927
Recording No.: 203793
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: April 26, 1946
Recording No.: 391108
3. Beneficial easement as reserved in Deed through which title is claimed from Melvin C. Swanson and Helda Swanson, husband and wife dated July 25, 1950, filed December 5, 1950 under Recording No. 454185, for ingress and egress
4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof, Indian treaty or aboriginal rights.
5. City, county or local improvement district assessments, if any.
6. Assessments, if any, levied by Mount Vernon.
7. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated March 5, 2020
between AA Wealth Management ("Buyer")
Buyer Buyer
and Village Square LLC ("Seller")
Seller Seller
concerning 2124 Village Square Mount Vernon WA 98273 (the "Property")
Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

DocuSigned by:
Bin Han 3/30/2020
BC19667282E1443
Buyer Date
Buyer Date

Joanne Stewart 03-06-2020
Seller Date
Nancy Ellis 03-06-2020
Seller Date