

When recorded return to:
Limedock LLC, a Washington limited liability
company
22914 23rd Drive Northeast
Arlington, WA 98223

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

CHICAGO TITLE COMPANY
500114037

Escrow No.: 500114037

STATUTORY WARRANTY DEED

THE GRANTOR(S) Limedock Building 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 Limedock LLC, a Washington limited liability company

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.)

Lot 7, Block 1, Calhoun Addition to the Town of LaConner & ptn Tract 4, Corrected Plat 18, Map of
LaConner Tidelands

Tax Parcel Number(s): P74110/ 4124-001-007-0004, P74483/ 4129-018-900-0506

Subject to:

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

Dated: April 6, 2021

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1646

Apr 16 2021

Amount Paid \$19486.00
Skagit County Treasurer
By Josie L Bear Deputy

STATUTORY WARRANTY DEED
(continued)

Limedock Building LLC, a Washington limited liability company

BY: _____
Kimberly Lynne Olson Mickelson, its Manager

BY: Chris and Kimberly Mickelson Trust U/A DTD 7/15/2014, its Member

BY: _____
Chris Mickelson, Trustee

BY: _____
Kimberly Mickelson, Trustee

BY: SA Olson
Steven Arnold Olson, its Member

BY: MS Olson
Mark Sanford Olson, its Member

State of _____

County of _____

I certify that I know or have satisfactory evidence that Kimberly Lynne Olson Michelson 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 Manager of Limedock Building LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

State of _____

County of _____

I certify that I know or have satisfactory evidence that Chris Mickelson and Kimberly Mickelson 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 Trustee of the Chris and Kimberly Michelson Trust U/A DTD 7/15/2014, Member of Limedock Building LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

STATUTORY WARRANTY DEED
(continued)

Limedock Building LLC, a Washington limited liability company

BY: Kimberly Mickelson Manager
Kimberly Lynne Olson Mickelson, its Manager

BY: Chris and Kimberly Mickelson, Trust U/A DTD 7/15/2014, its Member

BY: Chris Mickelson Trustee
Chris Mickelson, Trustee

BY: Kimberly Mickelson Trustee
Kimberly Mickelson, Trustee

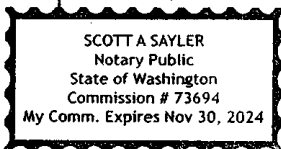
BY: _____
Steven Arnold Olson, its Member

BY: _____
Mark Sanford Olson, its Member

State of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that Kimberly Lynne Olson Mickelson (s/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 Manager of Limedock Building LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: April 15, 2021

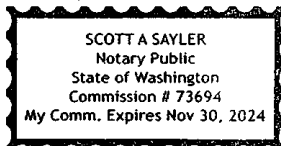


Scott A. Saylor
Name: Scott A. Saylor
Notary Public in and for the State of WA
Residing at: Everett
My appointment expires: 11/30/24

State of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that Chris Mickelson and Kimberly Mickelson (s/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 Trustee of the Chris and Kimberly Mickelson Trust U/A DTD 7/15/2014, Member of Limedock Building LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: April 15, 2021



Scott A. Saylor
Name: Scott A. Saylor
Notary Public in and for the State of WA
Residing at: Everett
My appointment expires: 11/30/24

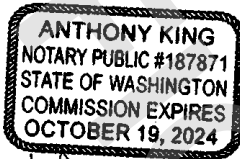
STATUTORY WARRANTY DEED
(continued)

State of WA

County of King

I certify that I know or have satisfactory evidence that Steven Arnold Olson 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 Limedock Building LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 11-15-21



[Signature]
Name: Anthony King
Notary Public in and for the State of WA
Residing at: Kenston
My appointment expires: 10-19-24

State of WA

County of King

I certify that I know or have satisfactory evidence that Mark Sanford Olson 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 Limedock Building LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 11-15-21

[Signature]
Name: Anthony King
Notary Public in and for the State of WA
Residing at: Kenston
My appointment expires: 10-19-24

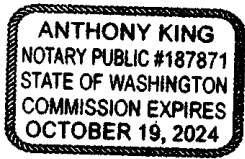


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P74110/ 4124-001-007-0004 and P74483/ 4129-018-900-0506

PARCEL A:

Lot 7, Block 1, Calhoun Addition to the Town of LaConner, according to the plat thereof recorded in Volume 1 of Plats, page 14, records of Skagit County, Washington.

PARCEL B:

That portion of Tract 4, Corrected Plat 18, Map of LaConner Tidelands, as per map thereof filed in the office of the State Land Commissioner of Public Lands at Olympia, Washington, described as follows:

BEGINNING at a point North 5°38' East 150.3 feet from the initial point which is 188.7 feet North and 141.7 feet West of a stone monument on First Street, Town of LaConner;
thence North 5°38' East 50.1 feet;
thence West 14.0 feet;
thence South 2°24' West 50.05 feet;
thence East 12.5 feet to the Point of Beginning.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Plat of Calhoun Add to LaConner.
3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Plat of LaConner Tidelands.
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: The Town of La Conner
Purpose: Bank protection
Recording No.: 9408300079
Recording No.: 9409220092
5. Agreement, and the terms and conditions thereof:

Recording Date: September 24, 1996
Recording No.: 9609240003
6. City, county or local Improvement district assessments, if any.
7. Assessments, if any, levied by the City of LaConner.
8. 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.