

When recorded return to:

Project 2, LLC
107 S. Third Street
La Conner, WA 98257

200774-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) HENSON-CHENOWETH PROPERTIES, L.P., a Washington limited partnership

for and in consideration of "Ten Dollars and other valuable consideration, as part of an IRS 1031 Tax Deferred Exchange"

in hand paid, conveys, and warrants to **Project 2, LLC, a Washington Limited Liability Company**

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

For Full Legal See Attached "Exhibit A"

Abbreviated Legal: (Required if full legal not inserted above.)

ptn Lots 1-6, inclusive, Block 8, & ptn Block 7, McLean's 3rd Add. to Mount Vernon.

Tax Parcel Number(s): 3739-008-006-0009/P53491 & 3739-007-000-0205/P53475

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown Land Title Company's Preliminary Commitment No. 200774-LT.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3572

Aug 02 2021

Amount Paid \$16727.00

Skagit County Treasurer

By Heather Beauvais Deputy

(attached to Statutory Warranty Deed)

Dated: July 29, 2021

Henson-Chenoweth Properties, L.P., a Washington Limited Partnership

By: Jean M. Henson
Jean M. Henson, General Partner

By: Linda Henson
Linda Henson, General Partner

By: Lori J. Ruhl
Lori J. Ruhl, General Partner

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Jean M. Henson, Linda Henson and Lori J. Ruhl are the person(s) who appeared before me, and said person(s) acknowledge they signed this instrument, on oath stated they are authorized to execute the instrument and acknowledge that as the General Partners of Henson-Chenoweth Properties, L.P., a Washington Limited Liability Partnership to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument

Dated: 29 day of July, 2021

Cheryl A. Froehlich
Signature

Notary
Title

My appointment expires: 3-7-24

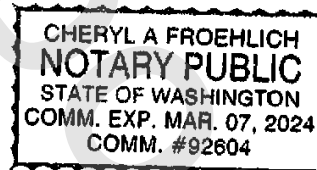


Exhibit A**PARCEL A**

That portion of Lots 1, 2 and 3, Block 8, "McLEAN'S THIRD STREET ADDITION TO MOUNT VERNON", as per plat recorded in Volume 3 of Plats, page 66, records of Skagit County, Washington, lying Southwesterly of the Southwesterly line of 2nd Street, as conveyed to the City of Mount Vernon by deed recorded June 17, 1927, under Auditor's File No. 204989.

ALSO, Lot 4, Block 8, "McLEAN'S THIRD STREET ADDITION TO MOUNT VERNON", as per plat recorded in Volume 3 of Plats, page 66, records of Skagit County, Washington,

EXCEPT the South 15 feet of the East 108 feet thereof.

ALSO, Lot 5, Block 8, "McLEAN'S THIRD STREET ADDITION TO MOUNT VERNON", as per plat recorded in Volume 3 of Plats, page 66, records of Skagit County, Washington,

EXCEPT the East 108 feet thereof.

ALSO, the West 30 feet of Lot 6, Block 8, "McLEAN'S THIRD STREET ADDITION TO MOUNT VERNON", as per plat recorded in Volume 3 of Plats, page 66, records of Skagit County, Washington.

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

PARCEL B

The East 138 feet of Block 7, "McLEAN'S THIRD STREET ADDITION TO MT. VERNON," as per plat recorded in Volume 3 of Plats, page 66, records of Skagit County, Washington.

EXCEPT that portion described as follows:

Beginning at a point 30 feet West and 240 feet South of the Northeast corner of said Block 7;
thence West, parallel with the North line of said Block 7, a distance of 108 feet;
thence South, parallel with the East line of said Block 7, a distance of 130.49 feet, more or less, to the South line of said Block 7;
thence East, along said South line, a distance of 108 feet, more or less, to a point 30 feet West of and parallel with the East line of said Block 7;
thence North 127.54 feet, more or less, to the point of beginning.

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