

AFTER RECORDING MAIL TO:

Tseng's Living Trust  
12712 39th Ave NE  
Seattle, WA 98125

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-4576  
Oct 04 2021  
Amount Paid \$277555.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for Record at Request of:  
First American Title Insurance Company

*Space above this line for Recorders use only*

*GMW-21-12349*

**STATUTORY WARRANTY DEED**

File No: **4221-3806354 (TRS)**

Date: **September 28, 2021**

Grantor(s): **Brighton Square LLC, a Washington limited liability company**  
Grantee(s): **Tou Ha Tseng and Meng Tseng, not personally, but as Trustees on behalf of Tseng's Living Trust, dated June 24, 1997**  
Abbreviated Legal: **Lots 3-4 MV BSP-02-001 and Lots 5-7 and portion lot4 4 BSP MV-1-98**  
Additional Legal on page:  
Assessor's Tax Parcel No(s): **P114427/8021-000-007-0000 and P1216389/8051-000-004-0000**

**THE GRANTOR(S) Brighton Square LLC, a Washington limited liability company** for and in consideration of **Ten Dollars and other Good and Valuable Consideration, and as part of an IRC 1031 Tax Deferred Exchange** in hand paid, conveys, and warrants to **Tou Ha Tseng and Meng Tseng, not personally, but as Trustees on behalf of Tseng's Living Trust, dated June 24, 1997**, the following described real estate, situated in the County of **Skagit, State of Washington**.

**LEGAL DESCRIPTION:** Real property in the County of Skagit, State of Washington, described as follows:

**Parcel "A":**

**Lot 3 and the North 1/2 of Lot 4 of Binding Site Plan No. MV-BSP-02-001, approved May 11, 2004, recorded May 26, 2004 as Skagit County Auditor's File No. 200405260057 being a portion of the Southwest of Section 7, Township 34 North, Range 4 East, W.M.**

**Parcel "C":**

**The South 44.96 feet of Lot 4, all of Lots 5, 6 and 7, Mount Vernon Binding Site Plan No. BSP MV-1-98, recorded April 20, 1999 as Skagit County Auditor's File No. 9904200113 being a portion of the East 1/2 of the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 17, Township 34 North, Range 4 W.M.**

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Statutory Warranty Deed  
- continued

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**TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, across and under the North 18 feet of the South 62.96 feet of the West 180 feet of Lot 4 of said Binding Site Plan**

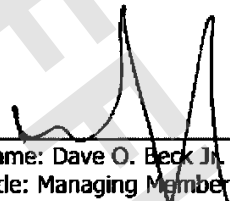
Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

APN: P114427/8021-000-007-0000

Statutory Warranty Deed  
- continued

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Brighton Square LLC, a Washington limited liability company

By:   
Name: Dave O. Beck Jr.  
Title: Managing Member

STATE OF Washington )  
COUNTY OF Skagit (Shohmitch.) )-ss

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

Dated: 9/30/21. 

Notary Public in and for the State of Washington  
Residing at: Everett, WA  
My appointment expires: 5/10/22

CHRISTINA M. BUS  
Notary Public  
State of Washington  
My Commission Expires  
May 10, 2022