

When recorded return to:

Legacy Investment Group, LLC
20446 Curran Place
Mount Vernon, WA 98274

LAND TITLE & ESCROW
Order No. 201750-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) **LaConner Country Inn, L.L.C., a Washington limited liability company**

for and in consideration of **THREE MILLION TEN THOUSAND AND 00/100 Dollars**
(\$3,010,000.00)

in hand paid, conveys, and warrants to **Legacy Investment Group, 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"

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. 201750-LT.

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

Lot 1, Blk 7, Calhoun Add. to La Conner and Lots 6-12, Blk M, Map of La Conner

Tax Parcel Number(s): 4123-013-012-0102/P74009 & 4124-007-001-0007/P74136

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-5512
Dec 01 2021
Amount Paid \$74905.00
Skagit County Treasurer
By Lena Thompson Deputy

Exhibit A

PARCEL "A":

Lot 1, Block 7, "CALHOUN ADDITION TO THE TOWN OF LA CONNER", as per plat recorded in Volume 1 of Plats, page 14, records of Skagit County, Washington.

ALSO, Lots 6, 7, 8, 9, 10, 11 and 12, Block M, "MAP OF LACONNER, WHATCOM COUNTY, WASHN. TERRY., 1872", as per plat recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington,

EXCEPT that portion of Lot 12 conveyed to the Town of La Conner by Deed recorded under Auditor's File No. 85530, records of Skagit County, Washington, described as follows:

Beginning at the Southwest corner of said Lot 12, Block M, "Map of La Conner";
thence North 30°56'00" East along the West line of said Lot 12, a distance of 15.00 feet;
thence South 78°38'06" East a distance of 63.53 feet to a point on the South line of said Lot 12, which point bears North 89°43'00" East a distance of 70.00 feet from the said Southwest corner of Lot 12;
thence South 89°43'00" West along the South line of said Lot 12, a distance of 70.00 feet to the point of beginning.

Situate in the Town of La Conner, County of Skagit, State of Washington.

PARCEL "B":

That portion of the vacated alley located in Block M, of the plat of the "MAP OF LACONNER, WHATCOM COUNTY, WASHN. TERRY., 1872", as per plat recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington, described as follows:

The West ½ of the alley in Block M running North-South consisting of an area 225 feet along and 11.69 feet wide; and

That portion of the vacated alley lying between Block 7 of Calhoun Addition to the Town of La Conner and Block M of the Plat of the Map of La Conner consisting of an area commencing on the Southwest corner of Lot 1, Block 7, Calhoun Addition to the Town of La Conner and thence East a distance of 98 feet, more or less, to the Southeast corner of Lot 2 of Block 7 and thence Southerly in a line that is an extension of the common boundary between Lots 2 and 3 of Block 7, a distance of approximately 29 feet, more or less, to the North boundary of Lot 6 of Block M above described, and thence Westerly along the North line of Lot 6 a distance of 98 feet, more or less, to the Northwest corner of Block 6, and thence North to the Southwest corner of Lot 1, Block 7, Calhoun Addition, which is the true point of beginning.

Situate in the Town of La Conner, County of Skagit, State of Washington.

Dated: November 30, 2021

La Conner Country Inn LLC, a Washington Limited Liability Company

By: James B. MacLean
James B. MacLean, Member

By: Richard E. Thompson
Richard E. Thompson, Member

By: Thomas R. Whyte
Thomas R. Whyte, Member

By: James L. Dunlap
James L. Dunlap, as President of Dunlap Towing Company, Member

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 1st day of Dec., 2021 by James B. MacLean, Richard E. Thompson, and Thomas R. Whyte, as Members of La Conner Country Inn and James L. Dunlap, as President of Dunlap Towing Company, a Member of La Conner Country Inn.

Signature Shelley L. Nevitt

Title Notary

My appointment expires: 6-19-2023

