

When recorded return to:

Ernesto Apreza and Victor Reyes Apreza
7330 Everson Goshen Road
Everson, WA 98247

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-27

Jan 04 2022

Amount Paid \$6805.00
Skagit County Treasurer
By Ashley Queen Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 21-14178-KH

THE GRANTOR(S) LaVenture Property LLC, a Washington Limited Liability Company, 16725 Allen West Road,
Bow, WA 98232,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Ernesto Apreza, a single person and Victor Reyes Apreza, a single person,
as to a limited partnership

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

Lot 2, Binding Site Plan No. MV-BSP-1-96, approved January 24, 1997, recorded January 24, 1997, in Volume 12
of Short Plats, pages 181 and 182, under Auditor's File No. 9701240087, records of Skagit County, Washington,
being a portion of the Northwest 1/4 of the Southwest 1/4 of Section 16, Township 34 North, Range 4 East, W.M.

Abbreviated legal description: Property 1:
Lot 2, Binding Site Plan No. MV-BSP-1-96

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 as described in Exhibit "A"
attached hereto

Tax Parcel Number(s): P111462/8014-000-002-0000

Statutory Warranty Deed
LPB 10-05

Order No.: 21-14178-KH

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Dated: December 29, 2021

LaVenture Property LLC, a Washington Limited Liability Company

By: Steven N. Yates
Steven N. Yates, Manager

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 29 day of December, 2021 by Steven N. Yates as Manager of LaVenture Property LLC.

[Signature]

Signature

Notary
Title

My appointment expires: 1-13-2024
1-27-23



EXHIBIT A

21-14178-KH

1. Reservation contained in Deed from the State of Washington recorded in Volume 111 of Deeds, page 73, reserving to the Grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provisions has been made for full payment of all damages sustained by reason of such entry.

Right of State of Washington or its successors, subject to payment of compensation therefore, to acquire rights-of-way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in Deed referred to above.

2. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company

Dated: October 17, 1990

Recorded: October 25, 1990

Auditor's No.: 9010250088

Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;

Location: as disclosed in instrument

3. PROVISION CONTAINED IN THE CONTRACT BETWEEN JAMES GRAY, A SINGLE MAN, AS SELLER AND BRAD PICKEN AND SANDY PICKEN, HUSBAND AND WIFE, AS PURCHASERS, DATED AUGUST 10, 1977, RECORDED AUGUST 18, 1977, UNDER AUDITOR'S FILE NO. 862941, AS FOLLOWS:

"...and also subject to easement for relocation of existing sewer over, under and upon the East 20 feet of the South 79 feet thereof, and also subject to easement for relocation of existing sewer over, under and upon the South 20 feet thereof."

4. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Simplified Exchange Accounting Systems, Inc.

Dated: December 28, 1995

Recorded: January 17, 1996

Auditor's No.: 9601170049

Purpose: Utility easement

Area Affected: A Northeasterly portion of the subject property

5. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named MV-BSP-1-96 recorded January 24, 1997 as Auditor's File No. 9701240087.

6. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: John V. Gubrud and Claudette S. Gubrud, husband and wife, and Dean A. Smiley and Colleen K. Smiley, husband and wife

And: McDonald's Corporation, a Delaware corporation

Dated: July 26, 1996

Recorded: June 3, 1997

Auditor's No.: 9706030055

Regarding: Covenant Not to Compete

Statutory Warranty Deed
LPB 10-05

Order No.: 21-14178-KH

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