

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221258

Mar 30 2022

Amount Paid \$78055.00
Skagit County Treasurer
By Lena Thompson Deputy

SPECIAL WARRANTY DEED
(Not Statutory)

File No: 1109035 ()

Date: March 24, 2022

Grantor(s): **B33 Skagit Valley LLC**, a Delaware limited liability company
Grantee(s): **RE Mount Vernon, LLC**, a Washington limited liability company
Abbreviated Legal: **Lot 6, Mount Vernon BSP, Book 10 Pgs. 240-246 and Rec. 9309300143**
Additional Legal on page: **Exhibit A**
Assessor's Tax Parcel No(s): **P26285**

THIS SPECIAL WARRANTY DEED, made this 24 day of March, 2022, is by and between **B33 SKAGIT VALLEY LLC**, a Delaware limited liability company ("Grantor") and **RE MOUNT VERNON, LLC**, a Washington limited liability company ("Grantee"), whose mailing address is P.O. Box 4724, Panorama City, California 91412.

THAT THE GRANTOR, in consideration of the sum of TEN DOLLARS to it paid by Grantee (the receipt of which is hereby acknowledged), does by these presents, BARGAIN, SELL and CONVEY unto Grantee and its successors and assigns, the following described lots, tracts or parcels of land lying, being and situate in the County of Skagit, State of Washington, to-wit:

See **Exhibit A** attached hereto and incorporated herein by reference ("Property")

SUBJECT TO: all liens, covenants, easements, rights of way, encumbrances, restrictions, and other matters of record on the date hereof or otherwise disclosed to Grantee prior to the date hereof, items shown on a survey which have not been removed, zoning ordinances, and regulations and other laws or regulations governing use or enjoyment of the Property, matters affecting title created by or with the consent of Grantee, liens to secure taxes and assessments not yet due and payable and rights of tenant as tenants only;

TO HAVE AND TO HOLD, the Property aforesaid with all and singular, the rights, easements and adjacent streets, roads, alleys or right of ways, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the Grantee and unto its successors and assigns forever; the said Grantor hereby covenanting that it is lawfully seized of an indefeasible estate in fee of the Property herein conveyed; that it has good right to convey the same; that the said Property is free and clear from any encumbrances done or suffered by it, except as aforesaid; and that it will warrant and defend the title to the Property unto the said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons claiming under Grantor, but not otherwise, except as set forth above.

[Remainder of Page Intentionally Left Blank; Signature Page Follows.]

IN WITNESS WHEREOF, GRANTOR has caused these presents to be executed the day and year first above written.

GRANTOR:

B33 SKAGIT VALLEY LLC,
a Delaware limited liability company

By: *[Signature]*
Name: Genniveve Ramsey
Title: Authorized Person

STATE OF Arizona)
) ss
COUNTY OF Maricopa)

On this 18th day of March, 2022, before me Paige Bridges a Notary Public in and for said state, personally appeared Genniveve Ramsey, Authorized Person of B33 SKAGIT VALLEY LLC, a Delaware limited liability company, known to me to be the person who executed the within instrument in behalf of said limited liability company and acknowledged to me that he executed the same for the purposes therein stated.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year last above written.

Paige Bridges
Printed Name Paige Bridges
Notary Public

My Commission Expires: 5/16/25

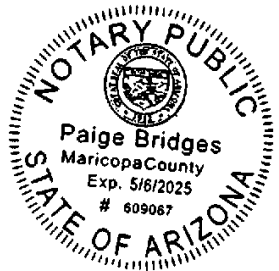


EXHIBIT A**Legal Description of the Property**

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF WASHINGTON, COUNTY OF SKAGIT, AND IS DESCRIBED AS FOLLOWS:

LOT 6 OF MOUNT VERNON BINDING SITE PLAN NO. MV-1-93, ENTITLED "SKAGIT VALLEY SQUARE", APPROVED SEPTEMBER 29, 1993 AND RECORDED SEPTEMBER 30, 1993 IN BOOK 10 OF SHORT PLATS, PAGES 240-246, INCLUSIVE, AS AUDITOR'S FILE NO. 9309300143 BEING A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.; EXCEPT THAT NORTHWESTERLY PORTION THERE OF APPROPRIATED BY THE CITY OF MOUNT VERNON IN SKAGIT COUNTY CAUSE NO. 17-2-01720-29; THE DECREE OF APPROPRIATION WAS RECORDED MAY 24, 2018 AS AUDITOR'S FILE NO. 201805240086.