

When recorded return to:

124 N. 18th, LLC
PO Box A
Mount Vernon WA 98273

GNW 22-15672

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bar One Investments, LLC, a Washington Limited Liability Company, 930 Rainier Loop, Mount Vernon, WA 98274,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to 124 N. 18th, LLC, a Washington Limited Liability Company

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description:
PTN SE NE, 20-34N-4E

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 "B" attached hereto

Tax Parcel Number(s): P26881

Dated: 8/18/2022

Bar One Investments LLC, a Washington Limited Liability Company

By: *John Barone*
John Barone, Managing Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20223467
Aug 23 2022
Amount Paid \$6645.00
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 22-15672-KH

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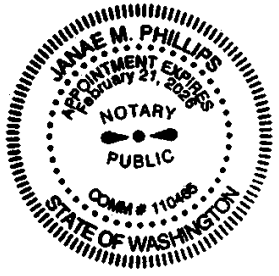
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 18th day of August, 2022 by John Barone as Managing Member of Bar One Investments LLC.

Jamae M. Phillips
Signature

Notary
Title

My commission expires: 2-21-26



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 124 North 18th Street, Mount Vernon, WA 98273
Tax Parcel Number(s): P26881

Property Description:

The North 100 feet of the South 335 feet of the following described tract:

The West 132 feet of the South 660 feet of the Southeast 1/4 of the Northeast 1/4 of Section 20, Township 34 North, Range 4 East, W.M., EXCEPT that portion lying within the boundary of Division Street, AND EXCEPT the West 35 feet thereof conveyed to the City of Mount Vernon for street purposes, by deed dated May 26, 1958 and recorded June 19, 1958, under Auditor's File No. 566735.

Situate in the County of Skagit, State of Washington.

EXHIBIT B
22-15672-KH

10. Any defect, lien, encumbrance, adverse claim, or other matter created by or arising out of the recording of copies of electronic original documents in the Public Records.

11. 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 Ridgewood 2nd Addition recorded March 19, 1976 as Auditor's File No. 832025.

12. 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 Short Plat No. MV - 5 - 78 recorded October 19, 1978 as Auditor's File No. 889732.

13. 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 Short Plat No. MV - 3 - 90 recorded April 5, 1990 as Auditor's File No. 9004050037.

14. Reservations, provisions and/or exceptions contained in instrument executed by Eunice Johnson, as Executrix of the Last Will and Testament of Henry P. Fox, deceased, recorded February 21, 1968 as Auditor's File No. 710553.

"[...] Subject to the following: 1. Rights in and to a water main, as granted to Albert W, Dwelley or his assigns, by instrument dated May 2, 1918, and recorded June 15, 1918, in Volume 110 of Deeds, page 438, under Auditor's File No. 126149 [...]"

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

15. Easement, affecting a portion of subject property for the purpose of sewer including terms and provisions thereof granted to John Barone and Melody Barone, husband and wife recorded June 30, 2004 as Auditor's File No. 200406300080

16. Terms and conditions of Statutory Warranty Deed, recorded June 30, 2004 as Auditor's File No. 200406300080.

17. Terms and conditions of Statutory Warranty Deed, recorded May 8, 1990 as Auditor's File No. 9005080165.

18. Any adverse claim arising due to any errors or omissions in the legal description(s) as described in SWD recorded February 8, 1980 as Auditor's File No. 8002080021 and QCD recorded September 13, 1991 as Auditor's File No. 9109130071

19. Unrecorded leaseholds, if any, rights of vendors and chattel mortgagees of personal property, and rights of tenants to remove trade fixtures at the expiration of term.

Statutory Warranty Deed
LPB 10-05

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