

When recorded return to:

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

GNW 22-15672

QUIT CLAIM DEED

THE GRANTOR(S) Bar One Investments LLC a Washington limited liability company and John Barone individually for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys and quit claims to 124 N. 18th, LLC, a Washington limited liability company, all right, title, and interest, they may have in and to the sewer line and sewer line easement described in the Statutory Warranty Deed recorded June 30, 2004 under Skagit County AFN 200406300080 to the benefit of the following described real estate, situated in the County of Skagit, State of Washington together with all after acquired title of the grantor(s) herein:

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

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

Tax Parcel Number(s): P26881 / 340420-0-170-0006

Dated: 8/23/22

Bar One Investments LLC, a Washington Limited Liability Company

By [Signature]
John Barone, Managing Member

[Signature]
John Barone, individual

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20223468
Date 08/23/2022

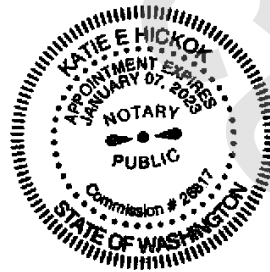
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 23rd day of August, 2022 by John Barone as Managing Member of Bar One Investments LLC and John Barone, individually

[Signature]
Signature

[Signature]
Title

My commission expires: 1-7-23



Quit Claim Deed
LPB 12-05 rev. 12/2006

EXHIBIT A**LEGAL DESCRIPTION**

Property Address: 124 North 18th Street, Mount Vernon, WA 98273
Tax Parcel Number(s): P26881 / 340420-0-170-0006

Property Description:

The existing sewer line serving the below described property, which is located on the property described as follows:

The South 20 feet of the North 64 feet, and, the West 20 feet of that portion of the following described property lying Southerly of said North 64 feet; EXCEPT that portion of said West 20 feet lying within the South 310 feet of the Southeast 1/4 of the Northeast 1/4 of Section 20, Township 34 North, Range 4 East, W.M.:

Lot 2 of City of Mount Vernon Short Plat No. MV-3-90, approved April 4, 1990 and recorded April 5, 1990 in Volume 9 of Short Plats, page 219, under Auditor's File No. 9004050037, and being a portion of the Southeast 1/4 of the Northeast 1/4 of Section 20, Township 34 North, Range 4 East, W.M.

Said sewer line is also located on the following described tract:

The North 10 feet of Tract 9 of "RIDGEWOOD 2nd ADDITION," as per plat recorded in Volume 11 of Plats, page 40, records of Skagit County, Washington, and over the North 30 feet of Tract "A" and over the North 10 feet of Tract "B" of Short Plats, page 13, under Auditor's File No. 889732, and being a portion of the Southeast 1/4 of the Northeast 1/4 of Section 20, Township 34 North, Range 4 East, W.M.

Property served by Sewer line:

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.

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Order No.: 22-15672-KJH

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