

When recorded return to:

Tim Price and Janine Price
3705 North Woodland Drive
Mount Vernon, WA 98274

GNW 22-16470

STATUTORY WARRANTY DEED

THE GRANTOR(S) Polyield Summit, LLC, a Washington Limited Liability Company, 4800 Eaglemont Drive, Mount Vernon WA 98274,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Tim Price and Janine Price, a married couple

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: Property 1:
Ptn. Tract 58 Forest Estates No. 2

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): P100198

Dated: 8/29/2022

Polyield Summit, LLC, a Washington Limited Liability Company

By: [Signature]
Edward Young, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20223563
Aug 30 2022
Amount Paid \$965.00
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 22-16470-TJ

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STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 29th day of August, 2022 by Edward Young as Member of Polyield Summit, LLC.

Theresa R Johnson
Signature

Notary
Title

My commission expires: 4-29-23

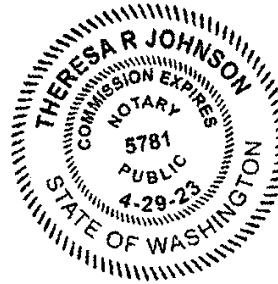


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 0 Blackburn, Mount Vernon, WA 98274
Tax Parcel Number(s): P100198

Property Description:

The South 295.00 feet of Tract 58, "FOREST ESTATES, PLAT NO. 2" as per plat recorded in Volume 8 of Plats, pages 101 and 102, records of skagit County, Washington, EXCEPT the following described tract:

Commencing at the Southeast corner of said Tract 58; thence North 01 degrees 06'30" West along the East line of said Tract 58, a distance of 220.12 feet to the true point of beginning of this description; thence South 67 degrees 16'18" West, a distance of 238.80 feet to the West line of said Tract 58; thence North 01 degrees 06'30" West along said West line, a distance of 64.54 feet; thence North 67 degrees 16'18" East, 216.44 feet to the beginning of a curve to the right having a radius of 738.39 feet; thence along the arc of said curve, through a central angle of 01 degrees 43'30" an arc distance of 22.23 feet to the intersection with the East line of said Tract 58; thence South 01 degrees 06'30" East, 64.18 feet to the true point of beginning.

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EXHIBIT B

22-16470-TJ

1. 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 Forest Estates, Div. No. 2 recorded October 18, 1965 as Auditor's File No. 673236.
2. Reservations, provisions and/or exceptions contained in instrument executed by City of Mount Vernon, recorded January 22, 1992 as Auditor's File No. 9201220106.
3. There is no recorded means of ingress or egress to a public road from said property. It is assumed that there exists a valid and subsisting easement for that purpose over adjoining properties, but the Company does not insure against any rights based on a contrary state of facts.