

When recorded return to:

Guardian Northwest Title & Escrow Company
3202 Commercial Avenue
Anacortes, WA 98221

GNW 22-16710

QUIT CLAIM DEED

THE GRANTOR(S)

B&T Enterprises LLC, a Washington Limited Liability Company

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys and quit claims to Scott Lemon, a married man as his separate property

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:	Property	:
Section 32, Township 34 North, Range 4 East - NE NW (aka Lot 2 MV SP PLAN 20-0341)				

Tax Parcel Number(s): P135276; 340432-2-050-0207

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223566

Aug 30 2022

Amount Paid \$7629.16
Skagit County Treasurer
By Lena Thompson Deputy

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Dated: 8/29/2022

B&T ENTERPRISES, L.L.C., a Washington Limited Liability Company

[Signature]
Robert J. Campbell, Manager/Member

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Robert J. Campbell signed this instrument, on oath stated that he signed this instrument and acknowledged it as the Manager/Member of B&T Enterprises LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

[Signature]
Signature

Notary
Title

My commission expires: 6/23/2025

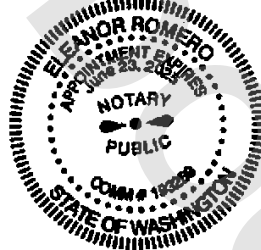


EXHIBIT A

LEGAL DESCRIPTION

Property Address: 2900 Cedardale Road - LOT 2, Mount Vernon, WA 98274

Tax Parcel Number(s): P135276;340432-2-050-0207

Property Description:

Lot 2, City of Mount Vernon Short Plat No. PLAN 20-0341, approved October 9, 2020 and recorded October 12, 2020, under Auditor's File No. 202010120150; being a portion of the Northeast 1/4 of the Northwest 1/4 of Section 32, Township 34 North, Range 4 East, W.M.

TOGETHER WITH that portion of the Northeast 1/4 of the Northeast 1/4 of Section 32, Township 34 North, Range 4 East, W.M. also being a portion of Lot 3, City of Mount Vernon Binding Site Plan Land Use No. LU-08-058, approved June 16, 2009, and recorded September 22, 2009, under Skagit County Auditor's File No. 200909220049 and being described as follows:

BEGINNING at the Northeast corner of Lot 2, City of Mount Vernon Short Plat No. PLAN-20-0341, approved October 9, 2020, and recorded October 12, 2020, under Skagit County Auditor's File No. 202010120150; thence South $61^{\circ}16'23''$ East on a Southeasterly projection of the North line of said Lot 2 for a distance of 1.73 feet, more or less, to a North end or intersection with a Northerly projection of a wire fence; thence along said fence line South $0^{\circ}49'19''$ West for a distance of 35.48 feet; thence South $0^{\circ}51'43''$ West for a distance of 66.60 feet; thence South $1^{\circ}20'48''$ West for a distance of 49.12 feet; thence South $1^{\circ}14'51''$ West for a distance of 48.99 feet; thence South $1^{\circ}10'09''$ West for a distance of 50.94 feet; thence South $1^{\circ}09'23''$ West for a distance of 23.28 feet, more or less, to a point on the Southeasterly projection of the Southerly line of said Lot 2; thence North $62^{\circ}28'16''$ West along the projected Southerly line of said Lot 2 for a distance of 6.68 feet, more or less, to the Southeast corner of said Lot 2 at a point bearing South $2^{\circ}01'18''$ West from the POINT OF BEGINNING; thence North $2^{\circ}01'16''$ East along the Easterly line of said Lot 2 for a distance of 272.29 feet to the POINT OF BEGINNING.

Situated in Skagit County, Washington.

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EXHIBIT B

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10. Rights of way for Drainage District No. 17

11. Easement, affecting a portion of subject property for the purpose of constructing, maintaining, inspecting, operating, protecting, repairing, replacing, altering and removing a pipeline or pipelines for the transportation of oil, gas and the products thereof including terms and provisions thereof granted to Cascade Natural Gas Corporation recorded

October 5, 1967 as Auditor's File No. 705278

The above stated easement was amended by subordination of easement recorded April 19, 1972 as Auditor's File No. 767153.

12. Condemnation by the State of Washington of rights of access to State Highway and of light, view and air, by decree entered in Skagit County Court Cause No. 23635.

13. Condemnation by the State of Washington of rights of access to State Highway and of light, view and air, by decree entered in Skagit County Court Cause No. 32799.

14. Condemnation by the State of Washington of rights of access to State Highway and of light, view and air, by decree entered in Skagit County Court Cause No. 32903.

15. Relinquishment of access to State Route No. 5, and of light, view and air:

By Deed to: State of Washington

Recorded: January 19, 1972

Auditor's No.: 763155

16. 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 Binding Site Plan No. PL01-0518 recorded February 2, 2004 as Auditor's File No. 200402020080.

17. 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 Record of Survey recorded September 22, 2009 as Auditor's File No. 200909220049.

18. Agreement, affecting subject property, regarding development and the terms and provisions thereof between City of Mount Vernon and B&T Enterprises, Inc, recorded March 8, 2018 as Auditor's File No. 201803080049.

19. 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. PLAN 20-0341 recorded October 12, 2020 as Auditor's File No. 202010120150.

20. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by B & T Enterprises, LLC, recorded October 12, 2020 as Auditor's File No. 202010120151.