

POOR ORIGINAL

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09/30/2022 12:41 PM Pages: 1 of 4 Fees: \$206.50  
Skagit County Auditor, WA

When recorded return to:

E&M Property Investments, LLC  
17979 State Route 536  
Mount Vernon, WA 98273

GNW 21-14111

### STATUTORY WARRANTY DEED

THE GRANTOR(S) C AND C YAW LLC, a Washington Limited Liability Company, 17979 State Route 536,  
Mount Vernon, WA 98273,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to E&M Property Investments, 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: Property 1:  
LOTS 1 - 4, MEMORIAL HIGHWAY TRACTS, VOL 5 PLATS, PAGE 35

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): P67446 and P67447

Dated: 9/29/22

C AND C YAW LLC, a Limited Liability Company

By: Carol Yaw  
Carol Yaw, Managing Member

By: Charles Yaw  
Charles Yaw, Managing Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20224017  
Sep 30 2022  
Amount Paid \$32305.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 21-14111-KH

Page 1 of 4

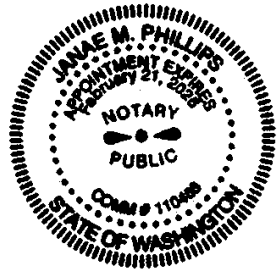
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 29<sup>th</sup> day of October, 2022 by Carol Yaw as Managing Member  
of C AND C YAW LLC. \*and Charles Yaw

[Handwritten Signature]  
Signature

Notary  
Title

My commission expires:  
2-21-26



**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 17979 State Route 536, Mount Vernon, WA 98273  
Tax Parcel Number(s): P67446 and P67447

Property Description:

Parcel "A":

Lots 1 and 2 "MEMORIAL HIGHWAY TRACTS" as per plat recorded in Volume 5 of Plats, Page 35, records of Skagit County, Washington.

Parcel "B":

Lots 3 and 4 "MEMORIAL HIGHWAY TRACTS" as per plat recorded in Volume 5 of Plats, Page 35, records of Skagit County, Washington.

**EXHIBIT B**

21-14111-KH

10. "Any invalidity, unenforceability, lack of priority, 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 Memorial Highway Tracts recorded 05/31/1946 as Auditor's File No. 392048 (Vol. 5 Pg. 35).
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 Survey recorded 05/19/1998 as Auditor's File No. 9805190048.
13. Terms and conditions of First Addendum to Real Estate Purchase and Sale Agreement, said instrument disclosing a continued occupancy agreement between C and C Yaw, LLC and E & M Property Investments, LLC. Said First Addendum specifies as follows: "[...]Such continued occupancy agreement shall survive closing[...]"