

When recorded return to:

NS 09 Investments LLC  
2702 Karrie Lynn Drive  
Bakersfield, CA 93313

207499-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20224819

Dec 08 2022

Amount Paid \$8450.00

Skagit County Treasurer

By Lena Thompson Deputy

## STATUTORY WARRANTY DEED

THE GRANTOR(S) **McHoldings, LLC, a Washington Limited Liability Company**

for and in consideration of **FIVE HUNDRED TWENTY FIVE THOUSAND AND 00/100 Dollars (\$525,000.00)**

in hand paid, conveys, and warrants to **NS 09 Investments LLC, a Washington Limited Liability Company**

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

**For Full Legal See Attached "Exhibit A"**

Abbreviated Legal: (Required if full legal not inserted above.)

Ptn SW 1/4 Sec 25-Twn 34N-Rg 4E

Tax Parcel Number(s): 340425-0-013-0002/P27807

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown Land Title Company's Preliminary Commitment No. 207499-LT.

Dated: December 6, 2022

(attached to Statutory Warranty Deed)

McHoldings, LLC, a Washington Limited Liability Company

By: Tamara L. McCoy  
Tamara L. McCoy, Member

By: Michael D. McCoy  
Michael D. McCoy, Member

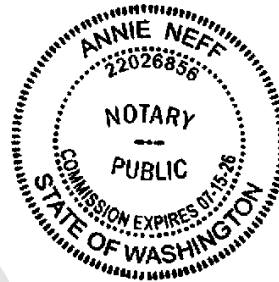
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 1 day of Dec., 2022 by Tamara L. McCoy as Member of McHoldings, LLC. and Michael D. McCoy as Member of McHoldings, LLC

Annie Neff  
Signature

Notary  
Title

My commission expires: 7/15/26



### Exhibit A

That portion of the South 1/2 of the Southwest 1/4 of Section 25, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 1,460.09 feet East and 333.97 feet South of the Northwest corner of the South 1/2 of the Southwest 1/4 of said Section, said point being the Southwest corner of a tract of land as conveyed to School District No. 73 by deed recorded under Auditor's File No. 296453;  
thence North 79°52' East, 182 feet to the true point of beginning of this description;  
thence South 161 feet;  
thence North 79°52' East to the West line of Lake View Boulevard;  
thence Northwesterly along the West line of Lake View Boulevard to a point North 79°52' East of the true point of beginning;  
thence South 79°52' West to the true point of beginning.

EXCEPT that portion thereof described as follows:

Beginning at a point 1,460.09 feet East and 333.97 feet South of the Northwest corner of the South 1/2 of the Southwest 1/4 of said Section, said point being the Southwest corner of a tract of land as conveyed to School District No. 73 by deed recorded under Auditor's File No. 296453;  
thence North 79°52'00" East for a distance of 182.00 feet;  
thence South 00°00'00" West for a distance of 100.00 feet to the true point of beginning;  
thence continue South 0°00'00" West for a distance of 61.00 feet to the North line of Tract 2, Skagit County Short Plat No. 32-79 recorded under Skagit County Auditor's File No. 7905150047;  
thence North 79°52'00" East along the North line of said Tract 2 for a distance of 87.74 feet, more or less, to a point bearing South 62°11'16" East from the true point of beginning;  
thence North 62°11'16" West for a distance of 97.65 feet, more or less, to the true point of beginning.

TOGETHER WITH a portion of Tract 2 of Skagit County Short Plat No. 32-79, approved April 30, 1979 and recorded May 15, 1979, under Skagit County Auditor's File No. 7905150047, described as follows:

Beginning at the Northeast corner of said Tract 2;  
thence South 79°52'00" West along the North line of said Tract 2, a distance of 27.42 feet;  
thence South 62°11'16" East for a distance of 34.88 feet, more or less, to the East line of said Tract 2, also being the Westerly right of way margin of Lake View Boulevard at a point bearing South 10°22'30" East from the point of beginning;  
thence North 10°22'30" West along said East line of Tract 2 for a distance of 21.45 feet, more or less, to the point of beginning.

Situate in the County of Skagit, State of Washington.