



202312280155

12/28/2023 10:49 AM Pages: 1 of 3 Fees: \$205.50  
Skagit County Auditor

After Recording Return To:

BETTS AUSTIN JOHNSON, pllc  
2200 Rimland Drive, Suite 230  
Bellingham, WA 98226-6695

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2023 9185  
DEC 28 2023

Amount Paid \$ 0  
By Skagit Co. Treasurer  
Deputy

**Document Title:** Statutory Warranty Deed  
**Reference No. of Documents Released/Assigned:** N/A  
**Grantor:** THOMAS A. LITTLE, an unmarried man  
**Grantee:** SOUTH MOUNT VERNON COMMERCIAL CENTER, LLC, a  
Washington limited liability company  
**Abbreviated Legal:** PTN GL 3, S5, T33N, R4E  
**Full Legal Description Attached as Exhibit "A,"** page 3  
**Assessor's Tax Parcel ID #:** 330405-0-004-0008/P16328 & 330405-0-006-0006/P16330

### STATUTORY WARRANTY DEED

The GRANTOR, THOMAS A. LITTLE, an unmarried man, for and in consideration of a mere change in identity or form, conveys and warrants to GRANTEE, SOUTH MOUNT VERNON COMMERCIAL CENTER, LLC, a Washington limited liability company, all of his interest in the following described real estate, situated in the County of Skagit, State of Washington, including any after acquired title:

See legal description attached hereto as Exhibit "A".

DATED: December 6, 2023.

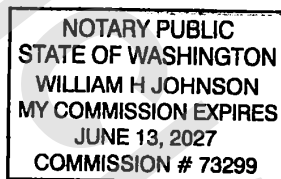
Thomas A. Little  
THOMAS A. LITTLE, Grantor

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF WHATCOM )

I certify that I know or have satisfactory evidence that THOMAS A. LITTLE is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: December 6, 2023.

(SEAL/STAMP)



William H Johnson  
NOTARY PUBLIC  
My appointment expires: 6/13/2027

E:\FILES\Clients\l-m\Little, Thomas (Mike)\Estate Planning\Property Transfers into LLCs\South Mount Vernon Commercial Center, LLC\Statutory Warranty Deed.doc

**EXHIBIT A**

**Site Address:** \*\*\*\* Hickox Road  
**Tax Parcel No.:** 330405-0-004-0008/P16328

THAT PORTION OF GOVERNMENT LOT 3, SECTION 5, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE COUNTY ROAD, EXTENDED ALONG THE NORTH LINE OF SAID LOT, WHICH POINT IS SOUTH 90° EAST 220.7 FEET FROM THE POINT OF INTERSECTION OF THE WEST LINE OF SAID LOT WITH THE SOUTH LINE OF THE COUNTY ROAD; THENCE SOUTH 90° EAST ALONG THE SOUTH LINE OF SAID ROAD, 220.7 FEET; THENCE SOUTH 3°44' EAST 1,198.9 FEET; THENCE NORTH 89°55' WEST 215.3 FEET TO A POINT WHICH IS SOUTH 89°55' EAST 215.3 FEET FROM THE WEST LINE OF LOT 3 AFORESAID; THENCE NORTH 3°59'30" WEST 1,198.9 FEET TO THE POINT OF BEGINNING. EXCEPT FROM THE ABOVE DESCRIBED PARCEL THAT PORTION AS CONVEYED TO THE STATE OF WASHINGTON UNDER AUDITOR'S FILE NO. 755485, RECORDS OF SKAGIT COUNTY, WASHINGTON.

**Site Address:** \*\*\*\* Hickox Road  
**Tax Parcel No.:** 330405-0-006-0006/P16330

THAT PORTION OF GOVERNMENT LOT 3, SECTION 5, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A PONT ON THE SOUTH LINE OF THE COUNTY ROAD, EXTENDED ALONG THE NORTH LINE OF SAID LOT WHERE THE WEST LINE OF SAID LOT INTERSECTS SAID SOUTH LINE OF THE COUNTY ROAD; THENCE SOUTHERLY ALONG THE WEST LINE OF LOT 3, A DISTANCE OF 1,198.9 FEET; THENCE SOUTH 89°55' EAST 215.3 FEET; THENCE NORTH 3°59'30" WEST 1,198.9 FEET TO A POINT ON THE SOUTH LINE OF THE COUNTY ROAD WHICH IS 220.7 FEET SOUTH 90° FROM THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES WEST 220.7 FEET TO THE POINT OF BEGINNING. EXCEPT FROM THE ABOVE DESCRIBED PARCEL THAT PORTION AS CONVEYED TO THE STATE OF WASHINGTON UNDER AUDITOR'S FILE NO. 755485, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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.