

AFTER RECORDING MAIL TO:  
McKinley Seven, LLC, a Washington Limited Liability Company  
700 110th Ave NE, Ste 270  
Bellevue, WA 98004

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20240823  
Jun 03 2024  
Amount Paid \$31892.50  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for Record at Request of: **WFG National Title Company of Washington, LLC**  
Escrow Number: 24-146835

**Statutory Warranty Deed**

Abbreviated Legal: Lot 30, Blk 42, Town of Montborne  
Additional legal(s) on page:  
Assessor's Tax Parcel Number(s): P109143, P74691

THE GRANTOR **Edmund F. Gruel, an unmarried man**, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to **McKinley Seven, LLC, a Washington Limited Liability Company**, the following described real estate, situated in the County of Skagit, State of Washington:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: Covenants, conditions, restrictions, easements and encumbrances of record as of the date hereof.

Dated this 30 day of 5, 2024.

Edmund F. Gruel  
Edmund F. Gruel

If checked, This notarial act involved the use of communication technology

STATE OF WA )  
County of Skagit ) SS.

This record was acknowledged before me on this 30 day of May, 2024 by Edmund F. Gruel.

Clarence W. Armstrong  
Notary Public for Washington  
My commission expires: 10/09/2027

NOTARY PUBLIC  
STATE OF WASHINGTON  
CLARENCE W. ARMSTRONG  
License Number 131704  
My Commission Expires 10-09-2027

**EXHIBIT "A"**  
**LEGAL DESCRIPTION TO STATUTORY WARRANTY DEED**

Lot 30, Block 42, "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington.

EXCEPT the Northeasterly 40 feet for County road as conveyed to Skagit County by deed recorded July 14, 1941, in Volume 184, page 341, records of Skagit County, Washington.

TOGETHER WITH that portion of vacated Lakeside Boulevard adjoining said premises.

ALSO TOGETHER WITH the Southeasterly 1/2 of vacated LaFayette Street adjoining said premises pursuant to Judgment entered in Skagit County Superior Court Cause No. 98-2-01307-1, EXCEPT said Northeasterly 40 feet for road referred to above.

AND ALSO TOGETHER WITH that portion of the 100 foot wide railroad right of way commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle Lake Shore and Eastern Railway), lying Westerly of the centerline of said right of way and between the Northeasterly extensions of the Northwesterly and Southeasterly lines of the above described property.

Situate in the County of Skagit, State of Washington.