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02/07/2025 01:16 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor, WA

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250349

Feb 07 2025

Amount Paid \$18640.00

Skagit County Treasurer
By Lena Thompson Deputy

When recorded return to:

2428 Northwest LLC and Northwest L.E.D. Lighting Inc
6790 San Juan Hill Lane
Anacortes. WA 98221

GNW 24-22263

STATUTORY WARRANTY DEED

THE GRANTOR(S) Christel L. Osborne, Trustee of The Wayne E. Osborne Testamentary Trust, ,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to 2428 Northwest 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: Section 29, Township 34 North, Range 4 East - SW SW

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): P28198

Dated: 2-5-25

The Wayne E. Osborne Testamentary Trust

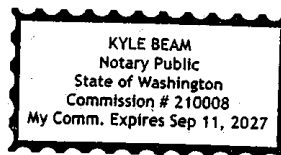
By: Christel Osborne
Christel L. Osborne, Trustee

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 5 day of February, 2025 by Christel L. Osborne, Trustee of
The Wayne E. Osborne Testamentary Trust.

[Signature]
Signature
Notary
Title

My commission expires: 9-11-27



Statutory Warranty Deed
LPB 10-05

Order No.: 24-22263-KH

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Osborne Trust to 2428 Northwest LLC.pdf

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 2428 Old Highway 99 South Road, Mount Vernon, WA 98273
Tax Parcel Number(s): P28198

Property Description:

The West 200 feet of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 29, Township 34 North, Range 4 East, W.M.,

EXCEPT the North 250 feet thereof,

AND EXCEPT the South 215 feet thereof,

AND ALSO EXCEPT State Highway right of way.

Situate in the County of Skagit, State of Washington.

Statutory Warranty Deed
LPB 10-05

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EXHIBIT B

24-22263-KH

9. 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 on May 9, 1985 as Auditor's File No. 8505090028.

10. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded on July 18, 2007 under Auditor's File No. 200707180074.

Order No.: 24-22263-KH

Statutory Warranty Deed
LPB 10-05

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