202203010062
03/01/2022 11:35 AM Pages: 1 of 3 Fees: $205.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

When recorded return to:
NPS OZ LLC
10024 138th Ave NE
Kirkland, WA 98033

Escrow Number: 2022-35761-PM
Filed for Record at the request of: Aegis Land Title Group

204214-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S), Groundbreaking Ventures, LLC, a Washington Limited Liability, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys, and warrants to NPS OZ LLC, a Washington Limited Liability Company, the following described real estate, situated in Skagit County, State of Washington:

Lot 19, "PARKER BUSINESS CENTER," as per plat recorded in Volume 11 of Plats, pages 91 through 96, inclusive, records of Skagit County, Washington.
Situate in the City of Mount Vernon, County of Skagit, State of Washington

Subject to: 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, and including the attached **Exhibit "B"**

Abbreviated Legal:	LOT 19, PARKER BUSINESS CENTER
Tax Parcel Number(s):	4367-000-019-0008, P80378

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2022-776
Mar 01 2022
Amount Paid $2725.00
Skagit County Treasurer
By Lena Thompson Deputy

UNOFFICIAL DOCUMENT

Dated: 2/25/22

Groundbreaking Ventures, LLC, a Washington Limited Liability Company

By: Rodney W. Carter
Rodney W. Carter, Member

By: Kevin Bingham
Kevin Bingham, Member

STATE OF WASHINGTON
COUNTY OF ~~PIERCE~~ Skagit

This record was acknowledged before me on 25th day of ~~March~~ February, 2022 by Rodney W. Carter as Members of Groundbreaking Ventures, LLC. * **Kevin Bingham and**

niki Walters
Signature

Notary Public
Title

NIKI WALTERS
Notary Public
State of Washington
Commission # 204554
My Comm. Expires Dec 23, 2022

My appointment expires: 12/23/2022

☐ This notarial act involved the use of communication technology (check box if applicable).

UNOFFICIAL DOCUMENT

EXHIBIT B

COVENANTS, CONDITIONS, RESTRICTIONS AN IN DECLARATION OF PROTECTIVE RESTRICTIONS AND EASEMENT: Recorded: May 19, 1978 Auditor's No.: 879820; SAID DOCUMENT WAS AMENDED BY THE FOLLOWING AUDITOR FILE NOS.; 8101200041, 8412130027, 8501310044, 8808230079, 200802110009, 200802210107

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: Parker Business Center Recorded: December 2, 197 Auditor's File No.: 869706

STANDARD PARTICIPATION CONTRACT, INCLUDING TERMS AND CONDITIONS THEREOF:
Between: City of Mount Vernon, a municipal corporation And: Randy Duggan, III Dated: July 10, 1980 Recorded: July 16, 1980 Auditor's File No.: 8007160019 Providing: Right to connect subject property to City sewer

Municipal assessments and impact fees, if any, levied by City of Mount Vernon.

Assessments, if any, due and owing College Way Center Association, formerly known as Parker Business Center
Association.

Unrecorded leaseholds, if any; rights of vendors and holders of security interests on personal property installed
upon said Land, and rights of tenants to remove trade fixtures at the expiration of the term.