



201708100015

Skagit County Auditor

\$75.00

8/10/2017 Page

1 of

2 10:27AM

When recorded return to:
Polyield Summit LLC
3 & 5 1st Floor Lorong 4
96000 Sibu, Sarawak, Malaysia,

Recorded at the request of:
File Number: 114053

POOR ORIGINAL

Statutory Warranty Deed

THE GRANTOR Sea-Van LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE Polyield Summit, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Portion Lot 67 of Eaglemont Phase 1A

GUARDIAN NORTHWEST TITLE CO.

For Full Legal See Attached Exhibit "A"

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): P104339, 4621-000-068-0007

Dated 2nd August, 2017

Sea-Van, LLC

By: Ngie-Kiang Tiong, Managing Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20173718
AUG 10 2017

Amount Paid \$ 12,821.00
Skagit Co. Treasurer
By HB Deputy

STATE OF SIBU, SARAWAK,
COUNTY OF MALAYSIA } SS:

I certify that I know or have satisfactory evidence that Ngie Kiang Tiong is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Managing Member of Sea-Van, LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 2nd August, 2017

Notary Public in and for the State of

Residing at SIBU, SARAWAK, MALAYSIAMy appointment expires: 19th October, 2017

JULIE PAO CHONG YEW

Advocate & Solicitor

Notary Public

53-55 (1st Flr) Jin Tuanku Osman,
Sibu, Sarawak, Malaysia

EXHIBIT A

That portion of Lot 67 of the Plat of Eaglemont, Phase 1A, as approved December 15, 1993 and recorded January 25, 1994 under Auditor File Number 9401250031, records of Skagit County, Washington, described as follows:

Commencing at a common angle point in the boundary of Lot 67 and Lot 68 and on the Southerly margin of "Eaglemont Drive" and that 60 foot access and utility easement the location of which is as shown on Sheet 16 of 17 of said Plat of Eaglemont Phase 1A; thence North $80^{\circ}58'56''$ West, along said Southerly margin of "Eaglemont Drive" and that 60 foot access and utility easement, 97.86 feet; thence continuing along said margin the following courses; thence along a curve to the right having a radius of 355.00 feet through a central angle of $38^{\circ}25'56''$ an arc distance of 238.12 feet; thence along a curve to the right having a radius of 480.00 feet through a central angle of $19^{\circ}00'54''$ an arc distance of 159.30 feet to the true point of beginning; thence leaving said right of way South $68^{\circ}12'27''$ West 117.70 feet; thence along a curve to the right having a radius of 270.00 feet through a central angle of $70^{\circ}40'35''$ an arc distance of 333.05 feet; thence North $41^{\circ}06'58''$ West 21.42 feet; thence South $48^{\circ}53'02''$ West 124.65 feet; thence North $41^{\circ}06'58''$ West 92.08 feet; thence North $27^{\circ}35'43''$ West 138.85 feet; thence North $38^{\circ}50'22''$ West 167.30 feet; thence North $26^{\circ}03'22''$ West 274.17 feet; thence North $63^{\circ}36'01''$ East 133.35 feet; thence South $30^{\circ}07'51''$ East 143.79 feet; thence Southeasterly along a non-tangent curve concave to the Southwest whose radius point bears South $20^{\circ}16'50''$ East a distance of 50.00 feet through a central angle of $105^{\circ}31'08''$ an arc distance of 92.08 feet; thence South $68^{\circ}28'33''$ East 106.45 feet; thence South $41^{\circ}06'58''$ East 225.00 feet; thence South $24^{\circ}04'59''$ East 86.44 feet; thence South $45^{\circ}06'08''$ West 83.54 feet; thence South $41^{\circ}06'58''$ East 21.42 feet; thence along a curve to the left having a radius of 220.00 feet through a central angle of $70^{\circ}40'35''$ an arc distance of 271.38 feet; thence North $68^{\circ}12'27''$ East 118.78 feet to the Southwesterly margin of said "Eaglemont Drive"; thence Southeasterly along a non-tangent curve concave to the Northeast whose radius point bears North $72^{\circ}26'15''$ East a distance of 480.00 feet through a central angle of $5^{\circ}58'21''$ and having an arc distance of 50.03 feet to the true point of beginning.