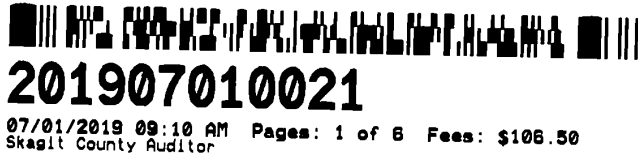


After Recording Return To  
Grant B. Anderson  
Anderson Law & Escrow, PLLC  
3700 Pacific Hwy. E., Ste 301  
Fife, WA 98424



**Land Title and Escrow**  
01-171638-0

**STATUTORY WARRANTY DEED**

P74455  
P74103

THE GRANTOR(S), Joshua Casey Schanen and Susan S. Schanen, husband and wife, as to Parcels A, B and C; and Nell Thorn LLC, a Washington limited liability Company, as to Parcels D and E, for and in consideration of One Million Two Hundred Thirty Thousand and NO/100 Dollars (\$1,230,000.00) and other good and valuable consideration paid, convey(s) and warrant(s) to NOTIO FELIX, LLC, a Washington limited liability company, the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn Blk 1, Map Of LaConner & Tr. 6, Plate 18, Tidelands/LaConner. (full legal description as attached hereto as Exhibit "A" and by reference incorporated herein)

Tax Parcel No.: 4129-018-006-0004 and 4123-023-000-0105

SUBJECT TO: those permitted exceptions only as set forth on Exhibit "B" attached hereto and by reference incorporated herein.

DATED this 26<sup>th</sup> day of June, 2019.

Approved and Accepted:

Joshua Casey Schanen

Susan S. Schanen

NOTIO FELIX, LLC  
  
Ted Furst, Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2019 2673  
JUL 01 2019

Amount Paid \$ 21,899.<sup>00</sup>  
Skagit Co. Treasurer  
By Deputy

Nell Thorn LLC

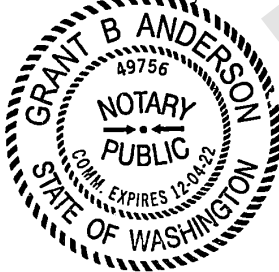
By: Joshua C. Schanen  
Joshua C. Schanen, Member

By: Susan S. Schanen  
Susan S. Schanen, Member

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

On this day personally appeared before me Joshua Schanen and Susan Schanen to me known to be the members of Nell Thorn LLC, the company described in and who executed the within foregoing instrument, and acknowledged that they signed as their free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal this 26th day of June, 2019.

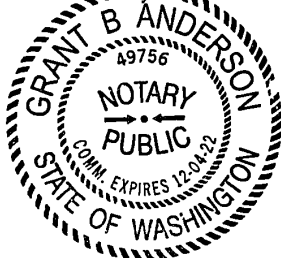


Grant B. Anderson  
NOTARY PUBLIC, in and for the State  
of Washington, residing at: Tacoma  
Print Name: Grant B. Anderson  
My Commission Expires: 12/04/2022

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

On this day personally appeared before me Joshua Schanen and Susan Schanen to me known to be the individuals described in and who executed the within foregoing instrument, and acknowledged that they signed as their free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal this 26th day of June, 2019.



Grant B. Anderson  
NOTARY PUBLIC, in and for the State  
of Washington, residing at: Tacoma  
Print Name: Grant B. Anderson  
My Commission Expires: 12/04/2022

**EXHIBIT "A"****Legal Description****PARCEL "A":**

Block 1, "MAP OF LACONNER, WHATCOM COUNTY, WASHN. TERRY., 1872", as per plat recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington, EXCEPT that portion of said premises lying North of a line that is 50 feet South of and parallel with the North line of said Block, ALSO EXCEPTING any portion of said premises lying below the line of mean high tide, AND ALSO EXCEPTING the following:  
Beginning at the intersection of the South line of fractional Block 1 of said "MAP OF LACONNER, WHATCOM COUNTY, WASH. TERRY., 1872", and the East line of the tidelands in front of and abutting on said Block 1;  
thence Northerly along the East line of said Block 1, 100 feet to a point 165.2 feet from the intersection of the East line of said Block 1, produced Northerly and the South line of Lot 2, Section 36, Township 34 North, Range 2 East, W.M.;  
thence West parallel with the South line of said Lot 2 to the East line of said tidelands and thence Southerly along the East line of said tidelands to the point of beginning.  
Situate in the Town of La Conner, County of Skagit, State of Washington.

**PARCEL "B":**

Tract 6, Plate 18, "TIDE AND SHORE LANDS AT LACONNER", filed in the Office of the State Land Commission at Olympia, Washington, EXCEPT the South 90 feet thereof.  
Situate in the Town of La Conner, County of Skagit, State of Washington.

**PARCEL "C":**

That portion of Block 1, "MAP OF LACONNER, WHATCOM COUNTY, WASHN. TERRY., 1872", as per plat recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington, lying North of a line that is 50 feet South of and parallel to the North line of said Block 1, EXCEPT that portion thereof, if any, lying within tidelands.  
Situate in the Town of La Conner, County of Skagit, State of Washington.

**PARCEL "D":**

All interest in Harbor Area Lease between the State of Washington, as Lessor, and Nell Thorn LLC, as Lessee, dated December 17, 2014, recorded January 12, 2015, under Auditor's File No. 201501120101, further described as follows:  
That portion of the Harbor Area lying in front of Tract 6, as shown on the 2003 Supplemental Map of La Conner Harbor as recorded under Auditor's File No. 200302060018, records of Skagit County, in Section 36, Township 34 North, Range 2 East, W.M., Skagit County, Washington, being more particularly described as follows:  
Beginning at the Northeast corner of said Section 36;  
thence along the North line of said Section 36, North 88°29'43" West, 1,994.19 feet to the 1892 Inner Harbor Line;  
thence along said Inner Harbor Line South 03°43'17" West, 2,505.57 feet;

thence continuing along said Inner Harbor Line South  $19^{\circ}35'17''$  West, 167.37 feet to the true point of beginning;  
thence North  $88^{\circ}23'10''$  West, 47.50 feet;  
thence South  $18^{\circ}54'35''$  West, 97.80 feet;  
thence South  $70^{\circ}54'39''$  East, 34.35 feet;  
thence South  $04^{\circ}44'14''$  West, 30.34 feet;  
thence South  $88^{\circ}45'03''$  East, 2.00 feet to the said Inner Harbor Line;  
thence along said Inner Harbor Line North  $19^{\circ}35'17''$  East, 140.84 feet to the true point of beginning.  
Situate in the Town of La Conner, County of Skagit, State of Washington.

PARCEL "E":

All interest in Harbor Area Lease between the State of Washington, as Lessor, and Nell Thorn, LLC, as Lessee, dated December 17, 2014, recorded January 12, 2015, under Auditor's File No. 201501120102, further described as follows:

That portion of the unplatted first class tidelands lying between first class tideland Tracts 5 and 6 of Corrected Plate No. 18 of tide and shorelands of Section 36, LaConner Harbor filed in records of Commissioner of Public Lands on September 24, 1894, in Section 36, Township 34 North, Range 2 East, W.M., Skagit County, Washington, being more particularly described as follows: Beginning at the Northeast corner of said Section 36, as shown on the 2003 Supplemental Map of La Conner Harbor as recorded under Auditor's File No. 200302060018, records of Skagit County;

thence along the North line of said Section 36, North  $88^{\circ}29'43''$  West, 1,994.19 feet to the 1892 Inner Harbor Line;  
thence along said Inner Harbor Line South  $03^{\circ}43'17''$  West, 2,505.57 feet;  
thence continuing along said Inner Harbor Line South  $19^{\circ}35'17''$  West, 167.37 feet to the true point of beginning;  
thence continuing along the said Inner Harbor Line South  $19^{\circ}35'17''$  West, 32.41 feet to the North line of Tract 6;  
thence along said North line of Tract 6 South  $88^{\circ}40'51''$  East, 28.87 feet to the approximate meander line;  
thence along said meander line North  $17^{\circ}45'44''$  East, 31.94 feet to the South line of Tract 5;  
thence along said South line of Tract 5 North  $88^{\circ}23'10''$  West, 27.75 feet to the true point of beginning.  
Situate in the Town of La Conner, County of Skagit, State of Washington.

**EXHIBIT "B"****Permitted Exceptions**

1. General taxes, together with interest, penalty and statutory foreclosure costs, if any, first half delinquent May 1, 2019, if unpaid, second half delinquent November 1, 2019, if unpaid:

Account No.	Year	Amount Billed	Amount Paid	Balance Owing
4129-018-006-0004	2019	\$ 7,225.73	\$ 0.00	\$7,225.73
Property I.D. No.: P74455				
4123-023-000-0105	2019	\$ 2,453.24	\$ 0.00	\$2,453.24
Property I.D. No.: P74103				

2. Municipal assessments and impact fees, if any, levied by the Town of La Conner.

3. . 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.

4. . Possible lien rights and/or Assessment of Lease fees by the State of Washington arising from the improvements encroaching the harbor area.

5. Any loss sustained by reason of the existing improvements encroaching the harbor area.

6. AQUATIC LANDS LEASE AND THE TERMS AND CONDITIONS THEREOF:

Lessor: The State of Washington, acting through the  
Department of Natural Resources

Lessee: Nell Thorn, LLC, a Washington corporation

For a Term of: The term of this Lease is Thirty (30) years  
(the "Term"), beginning on the 9<sup>th</sup> day of  
December, 2014 (the "Commencement Date"),  
and ending on the 8<sup>th</sup> day of December, 2044  
(the "Termination Date"), unless terminated  
sooner under the terms of this Lease

Dated: December 11, 2014

Recorded: January 12, 2015

Auditor's No.: 201501120101

7. AQUATIC LANDS LEASE AND THE TERMS AND CONDITIONS THEREOF:

Lessor: The State of Washington, acting through the  
Department of Natural Resources

Lessee: Nell Thorn, LLC, a Washington corporation

For a Term of: The term of this Lease is Thirty (30) years  
(the "Term"), beginning on the 9<sup>th</sup> day of  
December, 2014 (the "Commencement Date"),  
and ending on the 8<sup>th</sup> day of December, 2044  
(the "Termination Date"), unless terminated

sooner under the terms of this Lease  
Dated: December 11, 2014  
Recorded: January 12, 2015  
Auditor's No.: 201501120102

8. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.

9. Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water.

10. MATTERS DISCLOSED BY RECORD OF SURVEY:

Recorded: July 3, 1984  
Auditor's File No.: 8407030030

11. MATTERS DISCLOSED BY RECORD OF SURVEY:

Filed: July 16, 2004  
Auditor's File No.: 200407160044

12. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Town of LaConner  
Purpose: Aquatic lands easement for Upland parcel  
used in conjunction  
Area Affected: Parcels "D" and "E"  
Recorded: December 17, 2012  
Auditor's No.: 201212170040

FIRST AMENDMENT:

Recorded: December 10, 2013  
Auditor's No.: 201212100019

SECOND AMENDMENT:

Recorded: December 22, 2014  
Auditor's No.: 201410220060

13. MATTERS DISCLOSED BY RECORD OF SURVEY:

Prepared By: CHS Engineers Inc.  
Recorded: October 28, 2014  
Auditor's File No.: 201410280099

14. MATTERS DISCLOSED BY RECORD OF SURVEY:

Recorded: September 23, 2015  
Auditor's File No.: 201509230063