

Recording Requested by:

Perkins Coie LLP
131 S. Dearborn Street, Suite 1700
Chicago, Illinois 60603
Attn: Matthew Shebuski, Esq.

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Marissa Guerrero
Affidavit No. 2020-15
Date 01/03/2020

STATUTORY WARRANTY DEED

Grantor: Les Schwab Tire Centers of Washington, Inc., a Washington corporation

Grantee: LS PropDrop, LLC, a Delaware limited liability company

Abbrev. Legal Description: Por. of the NE NW of Sec. 24. Twp. 35 N., R. 4 E., W.M. including portions of Blocks 1 and 2 Moore's Addition to Woolley
Complete legal description on Exhibit A.

Assessor's Tax Parcel ID#: P76818, P76819, P76820, P76821 and P122795

For and in consideration of a transfer in exchange for an interest in an entity where no gain or loss is recognized under Section 721 of the Internal Revenue Code of 1986, as of this 31st of December, 2019, Les Schwab Tire Centers of Washington, Inc., a Washington corporation ("Grantor"), does hereby convey and warrant to LS PropDrop, LLC, a Delaware limited liability company ("Grantee"), all of Grantor's right, title and interest in and to the real property located in the County of Skagit, State of Washington and legally described on Exhibit A attached hereto and incorporated herein by this reference, together with all of Grantor's right, title and interest in and to, all and singular, the tenements, hereditaments, appurtenances and improvements thereon or thereunto belonging.

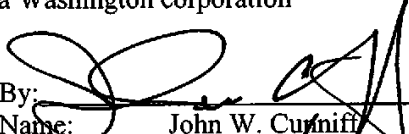
SUBJECT TO all covenants, restrictions, reservations, easements, conditions and rights appearing of record as of August 23, 2019.

[Signature Page and Acknowledgement Follow]

Store #432

IN WITNESS WHEREOF, Grantor has executed this instrument as of the date first set forth above.

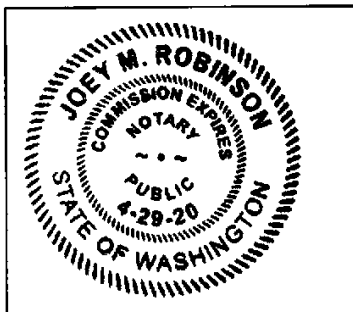
Les Schwab Tire Centers of Washington, Inc.,
a Washington corporation

By: 
Name: John W. Curniff
Title: Chief Executive Officer

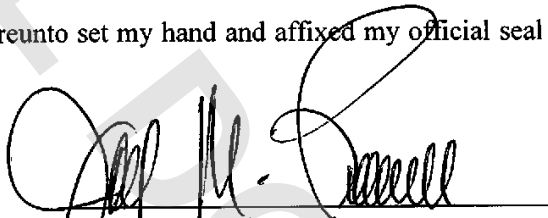
STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this 10th day of December, 2019, before me personally appeared John W. Curniff, to me known to be the Chief Executive Officer of Les Schwab Tire Centers of Washington, Inc., the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.



(Use this space for notarial stamp/seal)


(Signature of officer)
Notary Public in and for the State of
Washington, residing at King Co.
My commission expires: 4-28-2020

[Signature Page of Deed]

Store #432

EXHIBIT A

Legal Description

The Land referred to herein below is situated in the County of Skagit, State of Washington, and is described as follows:

PARCEL I:

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M. DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 4, BLOCK 1, MOORE'S ADDITION TO WOOLLEY, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 62, RECORDS OF SKAGIT COUNTY, WASHINGTON; RUNNING THENCE EAST ALONG THE NORTH LINES OF BLOCKS 1 AND 2, A DISTANCE OF 355 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 245 FEET; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF MOORE'S ADDITION, A DISTANCE OF 284.47 FEET; THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 341.73 FEET TO A CURVE CONCAVE TO THE EAST WHICH RADIUS POINT LIES NORTH 78°57'09" EAST, A DISTANCE OF 74.50 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°41'04", AND AN ARC DISTANCE OF 41.20 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 65.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 6°33'12", AND AN ARC DISTANCE OF 7.43 FEET TO A POINT ON THE NORTH LINE OF STATE ROUTE 20; THENCE NORTH 87°55'35" EAST ALONG SAID NORTH LINE, A DISTANCE OF 255.51 FEET; THENCE NORTH 2°26'37" WEST, A DISTANCE OF 136.81 FEET; THENCE NORTH 88°22'21" EAST, A DISTANCE OF 5.35 FEET TO THE POINT OF BEGINNING.

PARCEL II:

TOGETHER WITH AND EASEMENT FOR A STORMWATER RETENTION FACILITY AND ASSOCIATED USES RECORDED AUGUST 16, 2011 AS INSTRUMENT NO. 201108160017.

Assessor Parcel Nos. P76818, P76819, P76820, P76821 and P122795