

When recorded return to:
Subedar Singh Deoll
Kulshan Square LLC
224 Stewart Road
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1214

Apr 03 2020

Amount Paid \$12455.00

Skagit County Treasurer

By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620041482

CHICAGO TITLE
020041482

STATUTORY WARRANTY DEED

THE GRANTOR(S) Apex Westside, Inc, a Washington corporation

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Kulshan Square LLC, a Washington Limited Liability Company

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Ptn. NE SE, 17-34-4E, W.M.

Tax Parcel Number(s): P26016 / 340417-4-007-0002, P26018 / 340417-4-008-0100

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: March 30, 2020

Apex Westside, Inc

BY: Gurdip K Grewal
Gurdip Kaur Grewal
Secretary/Treasurer

CITY Surrey
State of _____
Province BC
County of _____

I certify that I know or have satisfactory evidence that Gurdip Kaur Grewal
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the secretary of Apex Westside to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: Apr 1/2020

M Grewal
Name: _____
Notary Public in and for the State of Province of BC
Residing at: Surrey
My appointment expires: _____

PERMANENT COMMISSION
Mandeep Grewal
Notary Public
112 15375 Hwy 10
Surrey, BC V3S 0X9

**A Notary Public in and for the
Province of British Columbia**

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P26016 / 340417-4-007-0002 and P26018 / 340417-4-008-0100

Parcel A:

The North 330 feet of the South 710 feet of the East ½ of the Northeast ¼ of the Southeast ¼ of Section 17, Township 34 North, Range 4 East, W.M., EXCEPT the East 300 feet thereof, EXCEPT road and ditch right of way, AND EXCEPT that portion lying within the following described tracts:

1. That portion, if any, lying West of a line that is 667.8 feet West of and parallel with the East line of said Northeast ¼ of the Southeast ¼;
2. That portion, if any, lying within the boundaries of that certain tract conveyed to Herman-Czapulski by deed dated and recorded on January 31, 1938, in Volume 165 of Deeds, page 298;
3. That portion, if any, lying within the South 5 acres of the following described tract:

The East 20 acres of the Northeast ¼ of the Southeast ¼ of Section 17, Township 34 North, Range 4 East, W.M., EXCEPT therefrom County roads, railroad right of way and any part thereof that might lie West of a line 667.8 feet West of and parallel with the East line of said Northeast ¼ of the Southeast ¼.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Parcel B:

The South 5 acres of that portion of the East 20 acres of the Northeast ¼ of the Southeast ¼ of Section 17, Township 34 North, Range 4 East, W.M., lying West of the County road along the East Section line, North of the right of way of Puget Sound & Cascade Railway Company and East of a line parallel with and 667.8 feet West of the East line of said subdivision, EXCEPT the North 100 feet of the East 300 feet thereof, ALSO EXCEPT that portion conveyed to Guinevere M. Roberts by Agreement recorded April 12, 1995, under Auditor's File No 9504120050.

ALSO EXCEPT that portion conveyed to the City of Mount Vernon by Deed recorded May 7, 2001, under Auditor's File No. 200105070036.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	City of Mount Vernon
Purpose:	Sewer line together with right of ingress and egress.
Recording Date:	June 26, 1958
Recording No.:	567044

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	City of Mount Vernon
Purpose:	Sewer line together with right of ingress and egress
Recording Date:	June 26, 1958
Recording No.:	567046

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Puget Sound Power & Light Company
Purpose:	Electric line
Recording Date:	April 21, 1966
Recording No.:	681805

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Marvin E. Jones, et ux, et al
Purpose:	Roadway purposes
Recording Date:	August 29, 1972
Recording No.:	773255

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Cascade Natural Gas Corp.
Purpose:	pipeline or pipelines
Recording Date:	November 12, 1986
Recording No.:	8611120009

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Cascade Natural Gas Corp.
Purpose:	pipeline or pipelines

EXHIBIT "B"Exceptions
(continued)

Recording Date: December 18, 1986
Recording No.: 8612180100

7. Any rights, interests, or claims which may exist or arise by reason of any matters disclosed by survey,

Recording Date: March 6, 1980
Recording No.: 8003060037

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Mount Vernon
Purpose: Cuts and slopes
Recording Date: May 7, 2001
Recording No.: 200105070037

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. Assessments, if any, levied by Mount Vernon.
11. City, county or local improvement district assessments, if any.
12. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

Form 221
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated January 29th, 2020
between ADDI AND LLC / AND OR ASSIGNS ("Buyer")
and APEX WESTSIDE INC ("Seller")
concerning 1311 N LaVenture Road N Mount Vernon WA 98273 (the "Property")

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure. Skagit County Code section 14.38, which states

This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1.4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

[Signature] 1/29/2020 Buyer Date [Signature] Seller Date

Buyer Date Seller Date

READ AND CONTENT APPROVED:
X [Signature]
X [Signature]