



202007080106

07/08/2020 03:06 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

WHEN RECORDED RETURN TO:
Pakalolo Products
16915 STATE ROUTE 20
MOUNT VERNON, Washington, 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 08 2020

Amount Paid \$ 3205.00
By Skagit Co. Treasurer
Deputy

GRANT DEED

THE GRANTOR(S),
- Transmart Petroleum, Ed Lowery, Manager,

for and in consideration of: \$200,000.00 grants

to the GRANTEE(S):
- Pakalolo Products LLC, Matthew Friedlander, Member Manager, 16915 State Route 20,
Mount Vernon, WA - Washington County, Washington, 98273,
the following described real estate, situated in the County of WA, State of Washington:

(LEGAL DESCRIPTION): *See the attached Schedule A*

02/34/03

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same.

Tax Parcel Number: P85133

Grantor Signatures:

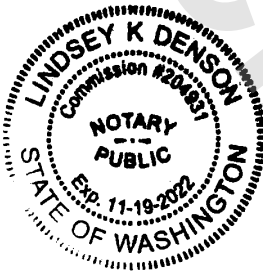
DATED: 7/8/20

Ed Lowery Manager

Ed Lowery, Manager, on behalf of
Transmart Petroleum
1841 N Short Rd
Bellingham, Washington, 98226

STATE OF WASHINGTON, COUNTY OF SKAGIT COUNTY, ss:

On this 8 day of July, 2020, before me personally appeared Ed Lowery, Owner, on behalf of Transmart Petroleum, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.



Lindsey K Denson

Notary Public
Signature of person taking acknowledgment

Notary
Title (and Rank)

My commission expires 11/19/2022

Notary Address:
Mount Vernon, WA

SCHEDULE A
LEGAL DESCRIPTION OF REAL PROPERTY

This legal description is taken from the last vesting document of record

STATUTORY WARRANTY DEED AF# 200001180050

Address: 16915 State Route 20, Mt. Vernon, WA 98273

Legal Description:

PARCEL D:

All that portion of the Burlington Northern and Santa Fe Railway Company's right-of-way in the Southeast Quarter of the Southeast Quarter of Section 2, Township 34 North, Range 3 East of the Willamette Meridian, described as follows:

The Southeasterly 125.0 feet of The Burlington and Santa Fe Railway Company's (formerly Great Northern Railway Company) 200.0 foot wide Station Ground property at Avon, Washington, being 50.0 feet wide on the Northwesterly side and 150.0 feet wide on the Southeasterly side of said Railway Company's Main Track centerline, as now located and constructed upon, over and across the Southeast Quarter of the Southeast Quarter of Section 2, Township 34 North, Range 3 East of the Willamette Meridian, lying between two lines drawn parallel with and distant, respectively, 25.0 feet and 150.0 feet Southeasterly, as measured at right angles from said Main Track centerline, bounded on the Southwest by the Northwesterly extension of the Northeasterly line of 60.0 foot wide Main Street, according to the recorded Plat of Avon, and bounded on the Northeast by a line drawn parallel with and distant 275.0 feet Northeasterly, as measured at right angles from said Northwesterly extension of the Northeasterly line of 60.0 foot wide Main Street;

EXCEPT the right-of-way of Drainage District No. 19, as condemned in Skagit County Superior Court Cause No. 8889, records of Skagit County, Washington, if any.

ALL Situated in Skagit County, Washington.

This legal description was obtained from the last vesting document of record and is provided as a courtesy only. It has not been examined for insurability or legal effect and no liability is assumed by this Company for reliance thereon. Reference should be made to the Commitment for Title Insurance issued in connection with the title order.

CN 7-8-20, LAF 7/8/20

EM



Right to Manage Natural Resource Lands Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County residents notification of the County's recognition and support of the right to manage Natural Resource Lands, e.g., farm and forest lands.

Skagit County Code 14.38.030(2) requires, in specified circumstances, recording of the following disclosure in conjunction with the deed conveying the real property:

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.

Washington State Law at RCW 7.48.305 also establishes that:

...agricultural activities conducted on farmland and forest practices, if consistent with good agricultural and forest practices and established prior to surrounding nonagricultural and nonforestry activities, are presumed to be reasonable and shall not be found to constitute a nuisance unless the activity or practice has a substantial adverse effect on public health and safety. ...An agricultural activity that is in conformity with such laws and rules shall not be restricted as to the hours of the day or day or days of the week during which it may be conducted.