

When recorded return to:
Moore Street East, LLC, a Washington limited
liability company
13563 Teak Lane
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-4604
Nov 02 2020
Amount Paid \$11565.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 500110984

CHICAGO TITLE
500110984

STATUTORY WARRANTY DEED

THE GRANTOR(S) Skagit UN, Ltd, 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 Moore Street East, LLC, a Washington limited liability company

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

LOT 2, SKAGIT COUNTY SHORT PLAT NO. 92-019, APPROVED AUGUST 25, 1995,
RECORDED AUGUST 30, 1995, IN VOLUME 12 OF SHORT PLATS, PAGE 25, UNDER
AUDITOR'S FILE NO. 9508300056, BEING A PORTION OF THE SOUTHWEST 1/4 OF THE
SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 35 NORTH, RANGES EAST, W. M., RECORDS
OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P39408 / 350518-4-024-0008

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 29, 2020

Skagit UN, Ltd, a Washington corporation

BY: [Signature]
Rodney Johnston
Sole Director

State of WA
County of Whatcom

I certify that I know or have satisfactory evidence that Rodney Johnston

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 Sole Director of Skagit UN, Ltd. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10/29/2020



[Signature]
Name: Linda Dietrick
Notary Public in and for the State of WA
Residing at: Skagit Cty
My appointment expires: 11/03/2021

EXHIBIT "A"
Exceptions

1. Reservation contained in deed through title is claimed from the Wolverine Company:

Dated: January 24, 1906
Recording Date: June 9, 1906
Recording No.: Volume 68 of Deeds, Page 278

As Follows: Excepting, however, from the operation of this deed and reserving unto the said property of the first part, its successors and assigns all mineral and mineral oils in or under any of said lands, whether said mineral or mineral oils are now known, or hereafter be discovered; without however, any right of the party of the first part, its successors or assigns, in, to, or upon the surface of any of said lands.

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

In favor of: Puget Sound Power & Light Company
Purpose: electric transmission and distribution line
Recording Date: August 31, 1945
Recording No.: 382927
Affects: Reference to said document for further particulars.

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

In favor of: United States of America
Purpose: right to enter and erect, operate, maintain, repair, rebuild, and patrol one or more electric power transmission lines and appurtenant signal lines, poles, towers, wires, cables, and appliances necessary in connection therewith, in, upon, over, under, and across a certain 125 foot strip on said property, together with the right to clear said parcel of land and keep the same clear of all brush, timber, structures, and fire hazards, provided, however, the words "fire hazards" shall not be interpreted to include growing crops; and also the present right to top, limb, fall and remove all growing trees, dead trees or snags located on said property which could fall upon or against said transmission and signal line facilities, reference to said record is made for further particulars.
Recording Date: January 27, 1947
Recording No.: 400408

4. Easement as condemned in Cause No. 256, United States District Court, Western District of Washington, Northern Division, holding terms at Bellingham, for Transmission Line, 137.5 feet in width.

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

In favor of: Puget Sound Power & Light Company, a Washington Corporation
Purpose: electric transmission and/or distribution system

EXHIBIT "A"
Exceptions
(continued)

Recording Date: July 11, 1990
Recording No.: 9007110076

Reference made to said document for particulars.

6. Agreement and the Terms and Conditions Thereof:

Between: James A. Duffy and Richard Duffy and Marje Duffy, husband and wife
And: The City of Sedro-Woolley, a municipal corporation
Dated: May 11, 1992
Recording Date: May 12, 1992
Recording No.: 9205120042
Regarding: Agreement regarding annexation of real estate to the City of
Sedro-Woolley and Interim Sewer Service

7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Skagit County Short Plat No. 92-019, recorded in Volume 12 of Short Plats, Page 25:

Recording No: 9508300056

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

In favor of: The City of Sedro-Woolley, a Municipal Corporation
Purpose: Roadway and bus turn out easement
Recording Date: January 13, 2009
Recording No.: 200901130032

9. 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,

EXHIBIT "A"
Exceptions
(continued)

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."

10. Assessments, if any, levied by City of Sedro Woolley.
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.