

After Recording Return To:

West Winds LLC
625 N 4th Street
Mount Vernon, WA
98273

CHICAGO TITLE CO.
620045673

STATUTORY WARRANTY DEED

GRANTOR: KENYON ENTERPRISES INC.,
a Washington corporation

GRANTEE: WEST WINDS, LLC,
a Washington limited liability company

Legal Description: Exhibit "A"

Abbreviated Form: Ptn Lots 1 and 2, Mount Vernon Acreage

Assessor's Tax Parcel No.: P53839 / 3746-000-002-0100

THE GRANTOR, KENYON ENTERPRISES, INC., a Washington corporation, for and in consideration of Ten Dollars and other good and valuable consideration, conveys and warrants to the GRANTEE, WEST WINDS, LLC, a Washington limited liability company, all of Grantor's right, title and interest in and to the following described real property, estate, situated in the County of Skagit, State of Washington, together with all after-acquired title of the Grantor therein, to-wit:

///

As hereto attached in Exhibit "A" and by this reference made a part hereof.

Covenants, conditions & restrictions made apart here of and attached as Exhibit "B"

/// (signature and acknowledgment follow)

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-5586

Dec 30 2020

Amount Paid \$17207.60

Skagit County Treasurer

By Heather Beauvais Deputy

STATUTORY WARRANTY DEED - 1

DATED: DECEMBER 7, 2020.

KENYON ENTERPRISES, INC.

Sadrudin Kajani

By: Sadrudin Kajani

Its: President

PROVINCE BRITISH COLUMBIA
STATE OF WASHINGTON }
CITY BURNABY } SS.
COUNTY OF SKAGIT }

I certify that I know or have satisfactory evidence that SADRUDIN KAJANI is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of KENYON ENTERPRISES, INC., a Washington corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 7 day of DECEMBER 2020.

A3
Printed Name AMIN SAVJI
NOTARY PUBLIC in and for the State of Washington Province of
My Commission Expires PERMANENT B. C.

AMIN SAVJI
NOTARY PUBLIC
328 GILMORE AVENUE
BURNABY, BC, CANADA V5C 4R1
604-294-3155
PERMANENT COMMISSION

STATUTORY WARRANTY DEED - 2



Exhibit "A"
Legal Description

The West 338.00 feet of Lot 2 and the West 338.00 feet of the South 70.50 feet of Lot 1, "PLAT OF MOUNT VERNON ACREAGE, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 3 of Plats, page 102, records of Skagit County, Washington.

Together with a non-exclusive easement for road purposes over the North 10.00 feet of the South 80.50 feet of the West 338.00 feet of said Lot 1.

Situate in the County of Skagit, State of Washington.

Exhibit "A"

EXHIBIT "B"
Exceptions

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

Granted to:	WJ Hofstee and Margaret Hofstee, husband and wife
Purpose:	Road purposes
Recording Date:	May 17, 1950
Recording No.:	445733
Affects:	West 25 feet of said property
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 pipe or pipes, line or lines
Recording Date:	April 3, 1959
Recording No.:	578562
Affects:	Portion of said premises
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	M & PD Inc.
Purpose:	Road purposes
Recording Date:	August 21, 1959
Recording No.:	584628
Affects:	Portion of said premises
4. Right of use and benefit of the sellers in and to the easements set forth in Paragraphs 2 and 3 above as reserved in instrument dated May 31, 1968 and recorded June 6, 1968, under Auditor's File No. 714418.
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	M & PD Inc
Purpose:	Sidewalk
Recording Date:	March 14, 1969
Recording No.:	724282
Affects:	Portion of said premises
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	City of Mount Vernon
Purpose:	Sidewalk construction and maintenance

EXHIBIT "E"**Exceptions
(continued)**

Recording Date: July 24, 1985
 Recording No.: 8507240003
 Affects: Portion of said premises

7. 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 transmission and/or distribution line, together with necessary appurtenances
 Recording Date: November 5, 1985
 Recording No.: 8511050071
 Affects: Portion of said premises

8. MDU Service Agreement including the terms, covenants and provisions thereof

Recording Date: October 26, 1998
 Recording No.: 9810260117

9. 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 Survey:

Recording No: 200303060110

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

Granted to: Comcast of Washington IV, Inc
 Purpose: Broadband communications system
 Recording Date: June 15, 2004
 Recording No.: 200406150031
 Affects: Portion of said premises

11. 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

EXHIBIT "B"Exceptions
(continued)

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."

12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
13. Assessments, if any, levied by City of Mount Vernon.
14. City, county or local improvement district assessments, if any.