



202103260146

When recorded return to:

Rajesh Kamboj
Harcan, LLC
2239 Riesling Drive Abbotsford, British Columbia
V4x 0a6 Canada

03/26/2021 03:39 PM Pages: 1 of 6 Fees: \$108.50
Skagit County Auditor

POOR ORIGINAL

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245430541

CHICAGO TITLE

620044391

STATUTORY WARRANTY DEED

THE GRANTOR(S) Northwest Hardwoods, Inc., a Delaware corporation

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Harcan, 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.)

Lt. 1, SPL 30-75, AFN 823695, being a ptn of NE¼ NE¼, tog/w ptn SE¼ NE¼ Sec. 35-36N-3E

Tax Parcel Number(s): P48691 / 360335-1-003-0108, P48701 / 360335-1-012-0008, P128426 / 360335-1-003-0110,

Subject to:

Subject To Exhibit "B" attached hereto and by this reference made a part thereof.

2021-1302
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 26 2021

Amount Paid \$ **7,718.54**
Skagit Co. Treasurer
Page By **100** Deputy WA-CT-FNBG-02150.622443-245430541

Statutory Warranty Deed (LPB 10-05)
WA0000816.doc / Updated: 04.26.19

CHH

STATUTORY WARRANTY DEED

(continued)

Dated: March 19, 2021

Northwest Hardwoods, Inc.

BY: Chris Hannon
Chris Hannon
Chief Financial Officer

State of WASHINGTON

County of Kenec

I certify that I know or have satisfactory evidence that Chris Hannon is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Chief Financial Officer of Northwest Hardwoods, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 3/23/2021

Name: Gladya S. Hill
Notary Public in and for the State of WA
Residing at: Tacoma, WA
My appointment expires: 06/28/2023

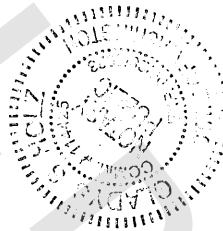
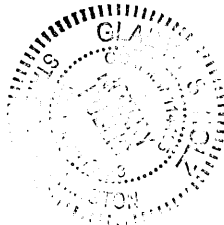


EXHIBIT "A"
Legal Description

PARCEL A:

Tract 1 of Short Plat No. 30-75, approved September 15, 1975, and recorded September 18, 1975, under Auditor's File No. 823695, in Volume 1 of Short Plats, page 63, records of Skagit County, being a portion of the West 1/2 of the Northeast quarter of the Northeast quarter of Section 35, Township 36 North, Range 3 East of the Willamette Meridian.

Together with a non-exclusive easement 60 feet wide for ingress, egress and utilities as delineated on the subject Short Plat.

PARCEL B:

The Northwest quarter of the Southeast quarter of the Northeast quarter of Section 35, Township 36 North, Range 3 East of the Willamette Meridian.

Also the South 40 feet of the Northeast quarter of the Southeast quarter of the Northeast quarter of Section 35, Township 36 North, Range 3 East of the Willamette Meridian.

Except County Road along the East line.

Situate in the County of Skagit, State of Washington

EXHIBIT "B"
EXCEPTIONS

Order No.: 620044391/ 245430541

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

Granted to: Olympic Pipe Line Company

Purpose: A pipeline for the transportation of oil and gas and products thereof

Recording Date: June 3, 1964

Recording No.: 641361

Affects: A 50 foot wide strip of land

An agreement to modify the terms and provisions as therein provided

Recording Date: September 9, 2013

Recording No.: 201309090038

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

Granted to: Olympic Pipe Line Company

Purpose: Pipe line or pipe lines

Recording Dates: January 10, 1964 and August 3, 1966

Recording No.: 645262

Recording No.: 686274

Affects: A route to be selected by the Grantee

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 SHORT PLAT NO. 30-75:
Recording No: 823695

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

Granted to: Property owner of Tract 2 of Short Plat No. 30-75

Purpose: Ingress, egress and utilities

Recording Date: September 26, 1975

Recording No.: 824061

Affects: A 60 foot wide strip

EXHIBIT "B"
EXCEPTIONS
(continued)

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

Granted to: Puget Sound Power and Light Company

Purpose: Electric transmission and/or distribution line, together with necessary appurtenances

Recording Date: May 13, 1987

Recording No.: 8705130019

Findings of Fact Entry of Order No. SPU 92 006

Recording Date: May 18, 1993

Recording No.: 9305180018

Order on Special Use Modification SU 04-0167

Recording Date: January 11, 2005

Recording No.: 200501110090

Orders on Requests for Reconsideration SU 04-0167 Modification

Recording Date: March 10, 2005

Recording No.: 200503100109

Agreement Aerobic Treatment Unit Service Agreement

Executed by: Howard E. Dorsey, Jr.

Recording Date: May 5, 2005

Recording No.: 200505050064

Order on Compliance Hearing A-P07-0698 (on SPU 92-006)

Recording Date: January 31, 2008

Recording No.: 200801310163

Order on Requests for Reconsideration on Compliance Hearing AP07-0698 (on SPU 92-006).

Recording Date: January 31, 2008

Recording No.: 200801310163

Agreement Right of Way Encroachment Agreement

Executed by: Port Gardner Timber Company, Inc. and Olympic Pipe Line Company

Recording Date: July 24, 2008

Recording No.: 200807240077

Agreement Right of Way Encroachment Agreement

Executed by: Port Gardner Timber Company, Inc and Olympic Pipe Line Company

Recording Date: March 10, 2009

Recording No.: 200903100028

EXHIBIT "B"
EXCEPTIONS
(continued)

Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: March 15, 2016

Recording No.: 201603150079

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."