

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1429

Apr 02 2021

Amount Paid \$160305.00

Skagit County Treasurer

By Chelsea Stalcup Deputy

When recorded return to:

Asher Katz
1438 Lupine Road
Healdsburg, CA 95448

GNW 19-3623

STATUTORY WARRANTY DEEDTHE GRANTOR(S) On Point Properties LLC, a Utah Limited Liability Company, 610 Westfield Road, Alpine,
UT 84004,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Asher Katz, a married man as his separate estate



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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.Abbreviated legal description: Property 1:
Portion North 1/4 of Sec. 34, Twp. 35 N., R. 3 E. W.M.This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may
appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B"
attached hereto

Tax Parcel Number(s): P35331

Dated: 3-29-21

On Point Properties LLC, a Utah Limited Liability Company

By: 
Sterling Gardner, authorized agentBy: 
Shelli Gardner, authorized agentStatutory Warranty Deed
LPB 10-05

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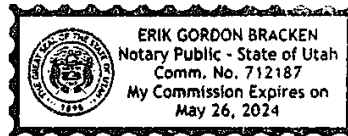
STATE OF WASHINGTON *Utah*
COUNTY OF SKAGIT *County of Utah*

I certify that I know or have satisfactory evidence that Sterling Gardner and Shelli Gardner are the persons who appeared before me, and said persons acknowledged that (he/she) signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Authorized Agent of On Point Properties LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 29 day of March, 2021

Erik Bracken
Signature

Notary Public
Title



My appointment expires: May 26, 2024

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 15218 Josh Wilson Road, Burlington, WA 98233

Tax Parcel Number(s): P35331

Property Description:

All that portion of Lot 3 of Short Plat No. 91-089, approved April 8, 1992 and recorded April 8, 1992, under Auditor's File No. 9204080020, in Volume 10 of Short Plats, page 72, records of Skagit County, Washington; being a portion of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and a portion of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 34, Township 35 North, Range 3 East, W.M., lying East of the following described line:

Commencing at the Northwest Corner of Lot 3 of said Short Plat; thence South 88°48'53" East along the Southerly Right of Way of Josh Wilson Road and the North Line of said Lot 3 a distance of 316.74 feet to the Beginning of said line; thence South 1°15'33" West 109.40 feet; thence North 89°44'27" West 5.00 feet; thence South 1°15'33" West 20.97 feet; thence South 89°44'27" East 5.00 feet; thence South 1°15'33" West 499.56 feet to the South Line of said Lot 3 and to a point being South 89°51'19" East 316.74 feet of the Southwest corner of said Lot 3 and the terminus of this line description.

Statutory Warranty Deed
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EXHIBIT B

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1. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed by: The Federal Land Bank of Spokane

Recorded: July 23, 1942

Auditor's No.: 354163

As Follows: "Reserving unto the grantor 50 percent of all minerals, oil and gas, in or under the above described land.

2. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey recorded 10/15/1991 as Auditor's File No. 9110150102.

3. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Short Plat No. 91-089 recorded 04/08/1992 as Auditor's File No. 9204080020.

4. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation

Dated: March 12, 2003

Recorded: March 31, 2003

Auditor's No.: 200303310330

Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."

Area Affected: Portion of the subject property

5. Regulatory notice/agreement regarding Special Use Request PL11-0069 that may include covenants, conditions and restrictions affecting the subject property, recorded 06/28/2011 as Auditor's File No. 201106280011.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

6. Easement, affecting a portion of subject property for the purpose of Avigation including terms and provisions thereof granted to Port of Skagit County recorded 04/18/2008 as Auditor's File No. 200804180211

7. Regulatory notice/agreement regarding Airport And Aircraft Operations And Noise Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded 04/18/2008 as Auditor's File No. 200804180212.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

8. Easement, affecting a portion of subject property for the purpose of gas pipeline and related purposes

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including terms and provisions thereof granted to Cascade Natural Gas Corporation recorded 02/25/2008 as Auditor's File No. 200802250167

9. Lot certification, including the terms and conditions thereof, recorded 06/03/2020 as Auditor's File No. 202006030092. Reference to the record being made for full particulars. The company makes no determination as to its affects.

10. Agreement, affecting subject property, regarding Boundary Line Adjustment and the terms and provisions thereof between O Point Properties, LLC, and SPC Associates, LLC., recorded 08/13/2020 as Auditor's File No. 202008130064.

11. Agreement, affecting subject property, regarding Reciprocal Easement Agreement and the terms and provisions thereof between On Point Properties, LLC, and SPC Associates, LLC., recorded 08/28/2020 as Auditor's File No. 202008280105. Said Agreement includes Easements for ingress, egress and utilities along with maintenance provisions.