

When recorded return to:

REZA LLC
11075 Gundersen Lane
Burlington, WA 98233

GNW 21-10809

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gundersen Lane LLC, a Washington Limited Liability Company, PO Box 674, Sedro Woolley, WA 98284,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to REZA LLC, a Washington Limited Liability Company

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:
Por. of TR 5 Burlington Acreage

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): P62285

Dated: 4-23-21

Gundersen Lane LLC, a Washington Limited Liability Company

By: [Signature]
Darrell J. Drummond, Managing Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1773

Apr 26 2021

Amount Paid \$5125.00

Skagit County Treasurer

By Heather Beauvais Deputy

STATE OF WASHINGTON
COUNTY OF SKAGIT

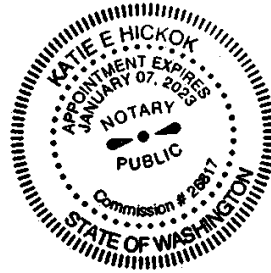
I certify that I know or have satisfactory evidence that Darrell J. Drummond is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Managing Member of Gundersen Lane LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 23rd day of April, 2021

[Handwritten Signature]
Signature

Notary
Title

My appointment expires: 1-23



Statutory Warranty Deed
LPB 10-05

Order No.: 21-10809-KH

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 11075 Gundersen Lane, Burlington, WA 98233
Tax Parcel Number(s): P62285

Property Description:

Parcel "A":

That portion of Tract 5 "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at a point South 86° 52' 30" East 310.6 feet from the quarter corner between Sections 28 and 33, in Township 35 North, Range 4 East, W.M.; thence South 0° 31' East 338.6 feet to the True Point of Beginning; thence South 0° 31' East 29.5 feet; thence South 7° 24' East 96.1 feet to the North line of State Highway 20; thence North 60° 26' 30" East along the North line of State Highway 93.5 feet to the West line of that certain tract conveyed to Garth Nicholl and Grace M. Nicholl, husband and wife, by deed recorded August 9, 1956 as Auditor's File No. 538475; thence North along the West line of said Nicholl Tract 79.5 feet to the point that is North 89° 29' East from the True Point of Beginning; thence South 89° 29' West 94.2 feet, more or less, to the True Point of Beginning.

Situate in the County of Skagit, State of Washington.

Parcels "B"

That portion of Tract 5 "PLAT OF THE BURLINGTON ACREAGE PROPERTY" as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at a point South 86° 52' 30" East 310.6 feet from the quarter corner between Sections 28 and 33 in Township 35 North, Range 4 East, W.M.; thence South 0° 31' East 218.6 feet to the True Point of Beginning; thence South 0° 31' East 120 feet; thence North 89° 29' East 94.2 feet, more or less, to the West line of that certain tract conveyed to Garth Nicholl and Grace M. Nicholl, husband and wife, by deed recorded August 9, 1956, as Auditor's File No. 538475; thence North along the West line of said Nicholl tract 120 feet; thence South 89° 29' West 95.2 feet, more or less, to the True Point of Beginning.

Situate in the County of Skagit, State of Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 21-10809-KH

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EXHIBIT B

21-10809-KH

1. Regulatory notice/agreement regarding Variance for non-conforming use that may include covenants, conditions and restrictions affecting the subject property, dated April 29, 1969 and recorded 01/12/1982 as Auditor's File No. 82011300221 .

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.