

**When recorded return to:**  
Darren Franz  
Izbushka LLC  
8421 South Lake Ketchum Road  
Stanwood, WA 98292

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-2059  
May 07 2021  
Amount Paid \$2885.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620047463

**CHICAGO TITLE**  
620047463

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Fidelis Equity and Real Estate Fund A, LLC, a Washington limited liability company  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Izbushka 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.)

PTN SE 1/4 NE 1/4 18-35-7

Tax Parcel Number(s): P42990 / 350718-0-037-0017

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: May 5, 2021

Fidelis Equity and Real Estate Fund A, LLC

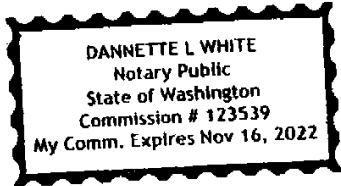
BY: Sang Yoon  
Sang Yoon  
Member

State of Washington  
County of Peace

I certify that I know or have satisfactory evidence that Sang Yoon

~~is~~ 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 Member of Fidelis Equity and Real Estate Fund A, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 6 2021



Name: Dannette L White  
Notary Public in and for the State of Washington  
Residing at: Bonney Lake WA  
My appointment expires: Nov 16 2022

**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): P42990 / 350718-0-037-0017

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF THE STATE ROAD AND THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER;  
THENCE SOUTH ALONG SAID WEST LINE 479 FEET;  
THENCE EAST 315 FEET;  
THENCE NORTH TO THE SOUTHERLY LINE OF SAID STATE ROAD AND THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED:

THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID STATE ROAD TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 125 FEET DISTANT, WHEN MEASURED AT RIGHT ANGLES TO THE LINE RUNNING DUE SOUTH FROM THE TRUE POINT OF BEGINNING;  
THENCE SOUTH ALONG SAID PARALLEL LINE, 110 FEET;  
THENCE EASTERLY PARALLEL WITH THE SOUTHERLY LINE OF SAID STATE ROAD, 125 FEET, MORE OR LESS, TO A POINT DUE SOUTH OF THE TRUE POINT OF BEGINNING;  
THENCE NORTH 110 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

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

In favor of: Pacific Northwest Traction Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: November 6, 1912  
Recording No.: 93621  
Affects: Northerly portion of said premises

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/or distribution line, together with necessary appurtenances  
Recording Date: March 7, 1928  
Recording No.: 220831  
Affects: Northerly portion of said premises

3. 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."

City, county or local improvement district assessments, if any.