

When recorded return to:

Claudia Hung
Claudia Hung, LLC
68 Cascade Key
Bellevue, WA 98006

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2435

Jun 01 2021

Amount Paid \$179555.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

10500 NE 8th St., Suite 600
Bellevue, WA 98004

CHICAGO TITLE CO.
620047526

Escrow No.: 0209344-OC

STATUTORY WARRANTY DEED

THE GRANTOR(S) Alaska Electrical Pension Fund Real Estate Title Holding Corporation DBA Alaska
Electrical Pension Fund Real Estate Title Holding

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Claudia Hung, LLC, a Washington limited liability company and
Shirley Hung, 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.)

Lot(s): 22, Hopper Road Business Park Second ReVised Binding Site Plan

Tax Parcel Number(s): P116595 / 8025-000-022-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: May 26, 2021

Alaska Electrical Pension Fund Real Estate Title Holding Corporation

BY: Peter Crosson
Authorized signorState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Peter Crosson 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 Authorized signor of Alaska Electrical Pension Fund Real Estate Title Holding Corporation to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

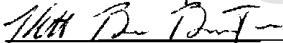
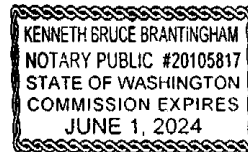
Dated: MAY 26, 2021Name: KENNETH BRUCE BRANTINGHAM
Notary Public in and for the State of WASHINGTON
Residing at: BOTHELL, WA
My appointment expires: JUNE 1, 2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P116595 / 8025-000-022-0000

PARCEL A:

Lots 22, HOPPER ROAD BUSINESS PARK SECOND REVISED BINDING SITE PLAN, as recorded June 28, 2005, under Auditor's File No. 200506280192, records of Skagit County, Washington; Situated in Skagit County, Washington.

PARCEL B:

An easement for ingress, egress and utilities across the northerly portion of Lot 21 as delineated on the face of HOPPER ROAD BUSINESS PARK REVISED BINDING SITE PLAN, as recorded January 30, 2003, under Auditor's File No. 200301300162, records of Skagit County, Washington. Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: October 20, 1972
Auditor's No.: 775651, records of Skagit County, Washington
In favor of: Seeatt Realty Company
For: Ingress and egress necessary for all lawful uses of the tract herein conveyed to the Grantee
2. 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 Hopper Road Business Park Binding Site Plan:
Recording No: 200002230067
3. 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 Hopper Road Business Park Revised Binding Site Plan:
Recording No: 200301300162
4. 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 Hopper Road Business Park Second Revised Binding Site Plan:
Recording No: 200506280192
5. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: August 14, 1992
Auditor's No.: 9208140092, records of Skagit County, Washington
In favor of: City of Burlington
For: Fire truck ingress and egress
6. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: January 6, 1995
Auditor's No(s): 9501060061, records of Skagit County, Washington
In favor of: Cascade Natural Gas Corporation, a Washington corporation
For: A natural gas pipeline or pipelines
7. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: December 20, 1994
Auditor's No(s): 9501120046, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

EXHIBIT "B"
Exceptions
(continued)

8. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: December 4, 1996
Auditor's No(s): 9612040091, records of Skagit County, Washington
In favor of: Public Utility District No. 1
For: Construction and maintenance of underground waterline or lines, or related underground facilities
9. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
Recorded: January 30, 2003 and June 21, 2005
Auditor's No(s): 200301300163 and 200506210192, records of Skagit County, Washington
Executed By: Port of Skagit County
10. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 10, 2005
Auditor's No.: 200510100088, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
11. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 5, 2006
Auditor's No.: 200601050036, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County
For:
The perpetual right, privilege, and authority enabling the District to do all things necessary or proper in the construction and maintenance of a water and communication, lines or other similar public services related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation and control of water and electronic information on facilities over, across, along, in and under said premises together with the right of ingress to and egress from said lands across adjacent lands of the Grantor; also, the right to cut and/or trim all timber, trees, brush, or other growth standing or growing upon the lands of the Grantor which, in the opinion of the District, constitutes a menace or danger to said line or to persons or property by reason of proximity to the line.
12. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: April 18, 2006
Auditor's No.: 200604180096, records of Skagit County, Washington
In favor of: Skagit County Dike, Drainage and Irrigation Improvement District No. 12
For: Access for flood fighting and for maintenance and improvement of dikes and levees abutting or in the near vicinity of said premises
13. Matters disclosed by survey prepared by Semrau Engineering & Surveying, dated October 23, 2013, Job No. 4527E, as follows:
 - A. The 1.5 foot wide extended vent hood attached to building extends 1.81 feet east of the property line.
 - B. The NE corner of building located on Lot 22 encroaches over the easements shown as Exceptions 6, 7 and 8.
 - C. Rights or claims of adjoining owners (Lot 21) for stormwater sewer drains and catch basins which appear to benefit and burden both the adjoining parcel and said Land, for which there is no recorded reciprocal easement

EXHIBIT "B"
Exceptions
(continued)

agreement.

14. 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: 201312270146
15. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Purpose: Access
Recording Date: June 19, 2019
Recording No.: 201906190026
16. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms