

**When recorded return to:**

Zakir H. Parpia  
Snapdragon Hills Estate, LLC  
PO Box 619  
Sedro Woolley, WA 98284

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

Affidavit No. 2021-3004

Jul 01 2021

Amount Paid \$28242.50

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.: 620047313

**CHICAGO TITLE CO.**

620047313

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Snapdragon Hill, 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 Snapdragon Hills Estate, LLC, a Washington limited liability  
company

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

LOTS 3, 4 AND 5, BLOCK 12 MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER,  
SKAGIT COUNTY WASHINGTON AS PER PLAT RECORDED IN VOLUME 2, PAGE 109,  
SKAGIT COUNTY, WASHINGTON AND LOTS A, B, C AND E RECORD OF SURVEY FOR  
SKAGIT COUNTY BOUNDARY LINE ADJUSTMENT RECORDED UNDER RECORDING NO.  
202106140182; BEING A PORTION OF LOTS 10 AND 11 BLOCK 11, AND LOTS 6 AND 8,  
BLOCK 12, ALL IN THE MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER,  
SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P135467 / 4128-011-010-0003, P74321/4128-011-011-0003, P74323,  
P135465, P135464, P135463, P135462

Subject to:

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

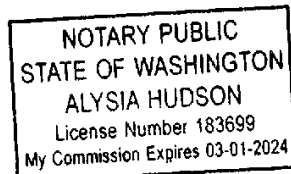
**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 25, 2021

Snapdragon Hill, LLC

BY:   
C.J. Ebert  
MemberState of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that C.J. Ebert 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 Member of Snapdragon Hill, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 25, 2021Name: Alysia Hudson  
Notary Public in and for the State of WA  
Residing at: Granger  
My appointment expires: 03.01.2024

## EXHIBIT "A"

### Exceptions

1. 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 Plat of La Conner:

Recording No: Volume 2 Page 109

2. 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: 200508080163

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

Granted to: Snapdragon Hill, LLC  
 Purpose: Town of La Conner  
 Recording Date: December 9, 2020  
 Recording No.: 202012090030  
 Affects: a portion of Lots 3, 4, 5 & 8, Block 12

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

Granted to: Snapdragon Hill, LLC  
 Purpose: ingress, egress and utilities  
 Recording Date: April 12, 2021  
 Recording No.: 202104120156  
 Affects: as described in said instrument

said instrument is a re-recording of Recording No. 202012090031

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

Granted to: Puget Sound Energy, Inc., a Washington corporation  
 Purpose: transmission, distribution and sale of electricity  
 Recording Date: December 31, 2020

**EXHIBIT "A"****Exceptions  
(continued)**

Recording No.: 202012310089  
Affects: as described in said instrument

6. 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 Boundary Line Adjustment:

Recording No: 202106140182

7. Lot Certification, notice of decision Lot of Record and the terms and conditions thereof:

Recording Date: February 12, 2021  
Recording No.: 202102120183

8. Sanitary Sewer Joint Use and Maintenance Agreement and the terms and conditions thereof

Executed by: Snapdragon Hill, LLC  
Recording Date: June 14, 2021  
Recording No.: 202106140179  
Affects: Lots 4, 5 and Lot C

9. Road Maintenance Agreement and the terms and conditions thereof

Executed by: Snapdragon Hill LLC  
Recording Date: June 14, 2021  
Recording No.: 202106140180  
Affects: Lots 3, 4, 5 & Lots C and E

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

11. 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

**EXHIBIT "A"****Exceptions  
(continued)**

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."