

When recorded return to:  
Robert B. Larson  
925 Maple Street  
Sedro Woolley, WA 98284

Filed for record at the request of:



**CHICAGO TITLE**  
CORPORATION OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

Escrow No.: 620047768

CHICAGO TITLE  
620047768

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Tippro 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 Robert B. Larson, an unmarried man

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.)

TRACTS A ND B, SP NO. SW-0879 AND PTN LT. 1, BINDING SITE PLAN NO. SW-01-93,  
(SUNSET INDUSTRIAL PARK)

Tax Parcel Number(s): P76963 / 4170-000-015-0132

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3114

Jul 08 2021

Amount Paid \$6813.00

Skagit County Treasurer

By Josie L Bear Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 28, 2021

Tippro LLC, a Washington limited liability company

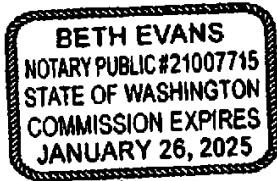
BY: [Signature]  
Greg Greene  
Member

State of Washington  
County of Snohomish

I certify that I know or have satisfactory evidence that Greg Greene

~~is~~ are 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 Tippro LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 7.7.2021



[Signature]  
Name: Beth Evans  
Notary Public in and for the State of Washington  
Residing at: Stamwood  
My appointment expires: 1.26.2025

**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): P76963 / 4170-000-015-0132

**PARCEL "A"**

TRACT B, SHORT PLAT NO. SW-0879, APPROVED NOVEMBER 28, 1979, RECORDED DECEMBER 3, 1979 IN BOOK 4 OF SHORT PLATS, PAGE 1, UNDER AUDITOR'S FILE NO. 7912030001 AND BEING A PORTION OF TRACT, "SEDRO ACREAGE," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 35, RECORDS OF SKAGIT COUNTY, WASHINGTON.

**PARCEL "B"**

THAT PORTION OF TRACT "A" OF SEDRO-WOOLLEY SHORT PLAT NO. SW-0879, APPROVED NOVEMBER 28, 1979, RECORDED DECEMBER 3, 1979 IN VOLUME 4 OF SHORT PLATS, PAGE 1, UNDER AUDITOR'S FILE NO. 7912030001, BEING A PORTION OF TRACT 15, "SEDRO ACREAGE," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 35, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT "B" OF SAID SHORT PLAT NO. SW-0679;

THENCE SOUTH 88°55'54" WEST 12 FEET;

THENCE NORTH 0°20'09" EAST 108.00 FEET;

THENCE NORTH 88°55'54" EAST 12 FEET TO THE NORTHWEST CORNER OF SAID TRACT "B"

THENCE SOUTH ALONG THE WEST LINE OF SAID TRACT "B" TO THE POINT OF BEGINNING.

**PARCEL "C"**

THAT PORTION OF LOT 1, BINDING SITE PLAN NO. SW-01-93, (SUNSET INDUSTRIAL PARK) RECORDED IN VOLUME 11 OF SHORT PLATS, PAGES 83 AND 84, UNDER AUDITOR'S FILE NO. 9406100051, AND BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M. AND OF TRACTS 14 AND 15, "SEDRO ACREAGE," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 35, RECORDS OF SKAGIT COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT B, SHORT PLAT NO. SW-0879, APPROVED NOVEMBER 28, 1979, RECORDED DECEMBER 3, 1979 IN BOOK 4 OF SHORT PLATS, PAGE 1, UNDER AUDITOR'S FILE NO. 7912030001, SAID POINT ALSO BEING A SOUTHEAST CORNER OF LOT 1, BINDING SITE PLAN NO. SW-01-93;

THENCE NORTHERLY, ALONG THE WESTERLY LINE OF MAPLE STREET A DISTANCE OF 4 FEET, MORE OR LESS, TO AN EXISTING FENCE:

THENCE WESTERLY, ALONG SAID EXISTING FENCE A DISTANCE OF 96.00 FEET, MORE OR LESS, TO AN ANGLE POINT IN SAID EXISTING FENCE;

THENCE SOUTHERLY, ALONG SAID EXISTING FENCE TO THE SOUTHERLY LINE OF SAID LOT 1, BINDING SITE PLAN NO. SW-01-93;

THENCE EASTERLY, ALONG THE SOUTHERLY LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER OF SAID TRACT B:

THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID TRACT B, TO THE NORTHWEST CORNER THEREOF;

**EXHIBIT "A"**  
Legal Description  
(continued)

THENCE EASTERLY, ALONG THE NORTHERLY LINE OF SAID TRACT B, TO THE POINT OF BEGINNING

EXCEPT THAT PORTION PREVIOUSLY CONVEYED TO VERN KNUTZEN ET UX, BY DEED RECORDED JULY 6, 1969, UNDER AUDITOR'S FILE NO. 8907060008.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
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 Short Plat No. SW-0879:

Recording No: 7912030001

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

Granted to: Puget Sound Power & Light Company, a Washington corporation  
 Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system  
 Recording Date: January 3, 1980  
 Recording No.: 8001030007  
 Affects: South 10 feet of said premises

3. 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 Binding Site Plan of Sunset Industrial Park:

Recording No: 9406100051

4. Quit Claim Deed and the terms and conditions thereof:

Recording Date: October 24, 1994  
 Recording No.: 9410240032

5. 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

**EXHIBIT "B"****Exceptions  
(continued)**

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."

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by City of Sedro Woolley.