

**AFTER RECORDING, RETURN TO:**

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600 University Street, Suite 3600  
Seattle, WA 98101

GNW 21-10208

**STATUTORY WARRANTY DEED****GRANTOR: SPIRE, LLC****GRANTEE: WEST COAST REDUCTION USA INC.****ABBREVIATED LEGAL  
DESCRIPTION:**

Lots 3, 4 and 5 Sierra Pacific BSP PL 08-0315 in the NE 1/4 of  
Sec. 9, Twp 34 N., R. 3 E, WM  
(Complete legal description on Exhibit A)

**TAX PARCEL NO(S):** P129951/8084-000-003-0000; P129952/8084-000-004-0000;  
P129953/8084-000-005-0000 IOP

**SPIRE, LLC**, a California limited liability company ("**Grantor**"), for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, conveys and warrants to **WEST COAST REDUCTION USA INC.**, a Washington corporation ("**Grantee**"), the real property situated in the County of Skagit, State of Washington, legally described on Exhibit A attached hereto and incorporated herein by reference.

**SUBJECT TO THOSE EXCEPTIONS ATTACHED HERETO AS EXHIBIT B.**

DATED July 8, \_\_\_\_\_, 2021.

*[SIGNATURE PAGE(S) FOLLOW]*

Statutory Warranty Deed  
111510555.1 0074553-00002

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3168

Jul 12 2021

Amount Paid \$119721.80  
Skagit County Treasurer  
By Flora Cruz Deputy

[SIGNATURE PAGE TO STATUTORY WARRANTY DEED]

GRANTOR:

**SPIRE, LLC,**  
a California limited liability company

By: [Signature]  
Name: M.D. Emmerson  
Title: CHAIRMAN / CEO

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

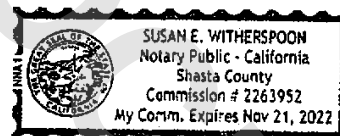
STATE OF CALIFORNIA )  
 )  
COUNTY OF Shasta )

On July 8, 2021, before me, Susan E. Witherspoon,  
Notary Public, personally appeared M.D. Emmerson, who  
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same  
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument  
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that  
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]  
Signature of Notary Public



(Seal)

**EXHIBIT A****LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

LOTS 3, 4 AND 5, "SIERRA PACIFIC BINDING SITE PLAN PL 08-0315" APPROVED NOVEMBER 16, 2009 AND RECORDED NOVEMBER 16, 2009 AS SKAGIT COUNTY AUDITOR'S FILE NO. 200911160068.

**TOGETHER WITH** A NON-EXCLUSIVE EASEMENT FOR WATER DETENTION AND TREATMENT OVER, ACROSS AND UNDER POND TRACT F OF "SIERRA PACIFIC BINDING SITE PLAN" NO. PL08-0315 APPROVED NOVEMBER 16, 2009 AND RECORDED NOVEMBER 16, 2009 AS SKAGIT COUNTY AUDITOR'S FILE NO. 200911160068, AS ESTABLISHED, DELINEATED AND DESCRIBED THEREON, AND AS AMENDED BY AMENDMENT TO STORM WATER EASEMENT RECORDED DECEMBER 29, 2009 AS AUDITOR'S FILE NO. 200912290047.

**ALSO TOGETHER WITH** A NON-EXCLUSIVE EASEMENT FOR RAILROAD PURPOSES OVER AND ACROSS THAT PORTION OF LOT 8 OF SAID "SIERRA PACIFIC BINDING SITE PLAN" DELINEATED AS "ACCESS EASEMENT FOR RAILROAD" AS ESTABLISHED, DELINEATED AND DESCRIBED THEREON.

**AND ALSO TOGETHER WITH** A NON-EXCLUSIVE EASEMENT FOR RAILROAD AND ROAD PURPOSES AS ESTABLISHED AND SET FORTH IN INSTRUMENT RECORDED JANUARY 25, 2010 AS AUDITOR'S FILE NO. 201001250143 AS TO RAILROAD ON EXHIBIT "C" THERETO AND AS TO ROADWAY A ON EXHIBIT "D" THERETO.

**AND FURTHER TOGETHER WITH** A NON-EXCLUSIVE EASEMENT FOR RAILROAD PURPOSES AND FOR INGRESS AND EGRESS PURPOSES AS ESTABLISHED BY DOCUMENT RECORDED MAY 27, 2020 AS AUDITOR'S FILE NO. 202005270099.

**EXCEPT** THAT PORTION OF SAID LOT 5 DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF LOT 5 OF SAID BINDING SITE PLAN AND A COMMON CORNER TO LOT 8,  
THENCE NORTH 1° 15' 35" EAST, A DISTANCE OF 628.07 FEET, ALONG THE EAST LINE OF LOT 5 TO THE NORTHEAST CORNER THEREOF AND THE SOUTHEAST CORNER OF LOT 4;  
THENCE SOUTH 84° 42' 43" WEST, A DISTANCE OF 65.92 FEET ALONG THE NORTH LINE OF LOT 5;  
THENCE SOUTH 1° 12' 58" WEST, A DISTANCE OF 19.75 FEET TO A POINT OF CURVATURE TO THE RIGHT;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE (CONCAVE TO THE WEST) HAVING A RADIUS OF 731.18 FEET, THROUGH A CENTRAL ANGLE OF  $27^{\circ} 30' 21''$ , AN ARC DISTANCE OF 351.02 FEET TO A POINT OF COMPOUND CURVATURE;  
THENCE CONTINUING ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 503.20 FEET, THROUGH A CENTRAL ANGLE OF  $31^{\circ} 30' 33''$ , AN ARC DISTANCE OF 276.73 FEET TO A POINT OF COMPOUND CURVATURE;  
THENCE CONTINUING ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 963.21 FEET, THROUGH A CENTRAL ANGLE OF  $9^{\circ} 35' 57''$ , AN ARC DISTANCE OF 161.37 FEET TO A NON-TANGENT POINT ON THE SOUTH LINE OF LOT 5;  
THENCE CONTINUING ALONG THE SOUTH LINE OF LOT 5 SOUTH  $89^{\circ} 36' 55''$  EAST, A DISTANCE OF 479.63 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALL OF THE ABOVE BEING A PORTION OF THE EAST 1/2 AND OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M.

**EXHIBIT B**  
**EXCEPTIONS**

1. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING BINDING SITE PLAN:  
Binding Site Plan: Sierra Pacific PL 08-0315  
Recorded: November 16, 2009  
Auditor's No.: 200911160068
2. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF.  
Recorded: November 16, 2009  
Auditor's No.: 200911160070
3. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:  
Grantee: Skagit County  
Dated: June 19, 2001  
Recorded: July 27, 2001  
Auditor's No.: 200107270007  
Purpose: Roadway purposes and franchise access to any utilities  
Affects: A 60-foot wide portion of the Access Easement.
4. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:  
Grantee: City of Burlington  
Dated: December 30, 2001  
Recorded: January 7, 2002  
Auditor's No.: 200201070173  
Purpose: Sewer system  
Affects: A 20-foot wide portion of the access easement.
5. Drainage District No. 19 right of way as appropriated in Skagit County Superior Court Cause No. 8889 by court order entered December 4, 1922.
6. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:  
Grantee: Port of Skagit County  
Dated: January 18, 2005  
Recorded: March 17, 2005  
Auditor's No.: 200503170064  
Purpose: Avigation Easement  
Area Affected: Subject property

7. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:  
Grantee: Public Utility District No. 1 of Skagit County, Washington  
Dated: May 4, 2007  
Recorded: July 10, 2007  
Auditor's No.: 200707100078  
Purpose: Water and communication line  
Area Affected: A portion of the subject property
8. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:  
Executed By: Port of Skagit County  
Recorded: March 5, 2009  
Auditor's No.: 200903050091  
Regarding: "Airport Noise and Overflight Effects"
9. EASEMENT AND PROVISIONS THEREIN:  
Grantee: Puget Sound Energy  
Dated: May 15, 2009  
Recorded: June 8, 2009  
Auditor's No.: 200906080133  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;  
Affects: Ten (10) foot wide portions of the subject property
10. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:  
Dated: January 13, 2010  
Recorded: January 25, 2010  
Auditor's No.: 201001250143  
Executed By: Sierra Pacific Industries
11. Any questions that may arise regarding the exact width and location of the railroad easement established by Auditor's File No. 201001250143. Said document shows a rough sketch of said easement without a legal description.
12. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:  
Grantee: T.J. Pounder & Co.  
Dated: January 13, 2010  
Recorded: January 25, 2010  
Auditor's No.: 201001250144  
Purpose: Purposes as set forth therein  
Area Affected: Lots 1 through 8 of Binding Site Plan

13. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:  
Grantee: Sierra Pacific Industries  
Dated: December 29, 2009  
Recorded: December 29, 2009  
Auditor's No.: 200912290047  
Purpose: Storm Water Easement  
Area Affected: Pond Tract "F" and other property  
Said easement amends that certain easement recorded as Auditor's File No. 200912210102
14. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:  
Grantee: Sierra Pacific Industries  
Recorded: December 17, 2009  
Auditor's No.: 200912170053  
Purpose: Sanitary Sewer System  
Area Affected: Southerly portion of railroad easement established on Binding Site Plan
15. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:  
Grantee: T.J. Pounder & Co. of U.S.  
Recorded: January 25, 2010  
Auditor's No.: 201001250145  
Purpose: Storm Water System  
Area Affected: Crosses a portion of railroad easement shown on Binding Site Plan on Lot 8
16. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:  
Recorded: September 14, 2012  
Auditor's No.: 201209140080  
Regarding: Pipeline Consultation Area  
Affects: Portion of railroad easement established by Auditor's File No. 201001250143
17. Agreement, affecting subject property, regarding Railroad Switching Service & Easements, including maintenance costs, and the terms and provisions thereof between Sierra Pacific Industries and Spire LLC and Yacht Properties LLC, recorded 05/27/2020 as Auditor's File No. 202005270099.
18. Notice of Airport and Aircraft Operations and Noise Disclosure including the terms and provisions thereof:  
Executed By: Spire LLC  
Recorded: 11/07/2017  
AF No.: 201711070043

19. Regulatory notice/agreement regarding Special Flood Hazard Area that may include covenants, conditions and restrictions affecting the subject property, recorded 11/07/2017 as Auditor's File No. 201711070042.
20. General Taxes:  
Year: 2021  
Amount Billed: \$13,625.10  
Amount Paid: \$6,812.58  
Tax Account No.: P129951/8084-000-003-0000  
Last half taxes are due on or before October 31st.  
Said taxes are due and payable, but not delinquent.
21. General Taxes:  
Year: 2021  
Amount Billed: \$15,492.66  
Amount Paid: \$7,746.38  
Tax Account No.: P129952/8084-000-004-0000  
Last half taxes are due on or before October 31st.  
Said taxes are due and payable, but not delinquent.
22. General Taxes for the year 2021 in the amount of \$26,470.46, have been paid in full for Tax Account No. P129953/8084-000-005-0000.
23. Any rights, interests, or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey dated July 12, 2021 as Job No. 6114 from Semrau Engineering & Surveying, P.L.L.C.:  
(A) 35" CMP (corrugated metal pipe) shown across Lot 5 on Page 5 of Survey; and  
(B) Encroachment for parking and distribution of liquid gas from Lot 2 as delineated across Lot 3 on Page 3 of Survey.
24. Easement in gross reserved within the vacated right-of-way for all existing and future utilities, including extensions and improvements thereto, and recognition of any franchises of record per Resolution recorded as Auditor's File No. 201304100078.