

When recorded return to:

PCBP Properties  
10600 White Rock Road, Ste. 100  
Rancho Cordova, CA 95670

GNW 21-11782

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) White Pass Investments, LLC, a Washington Limited Liability Company, PO Box 1126,  
Sedro Wooley, WA 98233,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to PCBP Properties, Inc., a Nevada Corporation

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description: Property 1: Lots 1 & 2 BLA Survey AF No. 202010120148 (Ptn. Lots 6-11, Block  
4, Susan Taylor Add.)

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may  
appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B"  
attached hereto

Tax Parcel Number(s): P77315 and P135412

Dated: 7/22/21

White Pass Investments, LLC, a Washington Limited Liability Company

By: [Signature]  
Jeff Hamilton, Managing Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3523

Jul 30 2021

Amount Paid \$48555.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

Statutory Warranty Deed  
LPB 10-05

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STATE OF WASHINGTON  
COUNTY OF SKAGIT

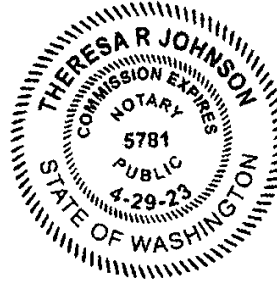
I certify that I know or have satisfactory evidence that Jeff Hamilton is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the Managing Member of White Pass Investments, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 22<sup>nd</sup> day of July, 2021

Theresa R Johnson  
Signature

Notary  
Title

My appointment expires: 4-29-23



**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 210 & 312 W Jameson Street, Sedro Woolley, WA 98233  
Tax Parcel Number(s): P77315 and P135412

**Property Description:**

**PARCEL A:**

LOT 1 AFTER as delineated and described on Boundary Line Adjustment Survey approved September 4, 2020 and recorded October 12, 2020 as Skagit County Auditor's File No. 202010120148; being a portion of Blocks 3 and 4 of the plat of "Susan Taylor Addition to Sedro-Woolley" as per plat recorded in Volume 6 of Plats, Page 43, records of Skagit County, and a portion of Northwest 1/4 of the Northwest 1/4 of Section 25, Township 35 North, Range 4 East, W.M.

Situate in Skagit County, Washington.

**PARCEL B:**

LOT 2 AFTER as delineated and described on Boundary Line Adjustment Survey approved September 4, 2020 and recorded October 12, 2020 as Skagit County Auditor's File No. 202010120148; being a portion of Blocks 3 and 4 of the plat of "Susan Taylor Addition to Sedro-Woolley" as per plat recorded in Volume 6 of Plats, Page 43, records of Skagit County, and a portion of Northwest 1/4 of the Northwest 1/4 of Section 25, Township 35 North, Range 4 East, W.M.

Situate in Skagit County, Washington.

**EXHIBIT B**

21-11782-TJ

1. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Susan Taylor Addition to Sedro-Woolley recorded April 3, 1950 as Auditor's File No. 443785.

The ALTA 9.2-06 Endorsement will be issued regarding this matter.

2. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Susie B. Taylor, dated April 27, 1951 and recorded May 14, 1951 as Auditor's File No. 460836.

The ALTA 9.2-06 Endorsement will be issued regarding this matter.

3. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Susie B. Taylor, recorded October 18, 1954 as Auditor's File No. 508041.

The ALTA 9.2-06 Endorsement will be issued regarding this matter.

4. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Elizabeth Singleton, recorded January 9, 1957 as Auditor's File No. 546212.

The ALTA 9.2-06 Endorsement will be issued regarding this matter.

5. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Elizabeth Singleton, Eloise Eyraud, Susan McKinley and Anna Hreha, recorded February 20, 1957 as Auditor's File No. 547819.

The ALTA 9.2-06 Endorsement will be issued regarding said matter.

6. Relinquishment of rights of access to State Highway and of light, view and air under terms of Deed to the State of Washington, recorded January 6, 1958 as Auditor's File No. 560324.

7. Easement, affecting a portion of subject property for the purpose of a pipe or pipes, line or line for the transportation of water including terms and provisions thereof granted to Public Utility District No. 1 of Skagit County, a Washington municipal corporation recorded June 3, 1980 as Auditor's File No. 8006030011.

8. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Power & Light Company, a Washington corporation, and/or its predecessors, recorded July 11, 1986, as Auditor's File No. 8607110081.

9. Easement, affecting a portion of subject property for the purpose of one or more electric transmission and/or distribution lines including terms and provisions thereof granted to Puget Sound Power & Light Company, a Washington Corporation recorded June 25, 1987 as Auditor's File No. 8706250055

10. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy, Inc., and/or its predecessors, dated August 27, 2008 and recorded September 8, 2008, as Auditor's File No. 200809080084.

11. Easement, affecting a portion of subject property for the purpose of right-of-way including terms and

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provisions thereof granted to Cascade Natural Gas Corporation, a Washington corporationi recorded December 1, 2008 as Auditor's File No. 200812010077.

12. Matters pertaining to the proposed Ordinance for Condemnation by the City of Sedro-Woolley disclosed by unrecorded notice given by the City Clerk/Treasurer and disclosed by Deed recorded as Auditor's File No. 200712280086.

13. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Boundary Line Adjustment Survey for White Pass Investments, LLC recorded October 12, 2020 as Auditor's File No. 202010120148.

14. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded December 22, 2020 under Auditor's File No. 202012220097.

15. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named ALTA/NSPS LAND TITLE SURVEY - 210 WEST JAMESON STREET SEDRO-WOOLLEY, WA, dated \_\_\_\_\_, by Mitchell Duryea, Job No. 21-3123.

Including, but not limited to Possible Encroachments:

A. Roof drain from adjacent property drains onto subject property.