

**AFTER RECORDING MAIL TO:**

**Kristopher M. Born , Member  
16117 Park Place  
Bow, WA 98232**

**Filed for Record at Request of:  
Land Title & Escrow of Skagit & Island County  
Escrow No.: 01-183094-OE**

**Statutory Warranty Deed**

**THE GRANTOR CHASE & COLE MANAGEMENT, LLC, a Washington Limited Liability Company, which appears of record as CHASE AND COLE MANAGEMENT, LLC, a Washington limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to EAST EDISON LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington**

Abbreviated Legal: **Ptn Gov. Lot 8 & Ptn Lot 10, Sec. 33, TwN 36 N, Rg. 3.**

**For Full Legal See Attached Exhibit "A"**

Tax Parcel Number(s): 360333-0-047-0001, P48585, 360333-0-048-0000, P48586, 360333-0-020-0002, P48551

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 01-183094-OE.

Dated August 11, 2021

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-3758  
Aug 13 2021  
Amount Paid \$16905.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

(Attached to Statutory Warranty Deed)

Chase & Cole Management, LLC

  
By: Ryan Costanti, Manager

STATE OF Illinois  
COUNTY OF Randolph SS:

I certify that I know or have satisfactory evidence that Ryan Costanti is the person who appeared before me, and said person acknowledge he signed this instrument, on oath stated he is authorized to execute the instrument and acknowledge that as the Manager of Chase & Cole Management, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: August 11, 2021

  
Notary Public in and for the State of  
Residing Madison County, IL  
My appointment expires: 2/13/25



## EXHIBIT A

### PARCEL "A" (P48585)

Parcel No. 2, of that Boundary Line Adjustment Deed recorded July 14, 2021 under Auditor's File No. 202107140035, records of Skagit County, Washington, fully described within Exhibit "C" of said deed and depicted at 'Exhibit F-2' of said deed; being a portion of Government Lot 8, Section 33, Township 36 North, Range 3 East, W.M.,

Situate within the County of Skagit, State of Washington.

### PARCEL "B" (P48586)

Parcel No. 3, of that Boundary Line Adjustment Deed recorded July 14, 2021 under Auditor's File No. 202107140035, records of Skagit County, Washington, fully described within Exhibit "D" of said deed and depicted at 'Exhibit F-2' of said deed; being a portion of Government Lot 8, Section 33, Township 36 North, Range 3 East, W.M.,

Situate within the County of Skagit, State of Washington.

### PARCEL "C"

That portion of Government Lot 10, Section 33, Township 36 North, Range 3 East, W.M., described as follows:

Commencing at a point on the North line of Lot 10, 39 rods and 17 links West of the Northeast corner of said Lot 10 (said point being the Northwest corner of that certain tract conveyed to W.L. Wear and Anna M. Wear, his wife, by deed dated November 1, 1919, and recorded November 1, 1919, under Auditor's File No. 136624, records of Skagit County, Washington);  
thence South 32° East 13 rods, more or less, to the Northerly line of the County road;  
thence Southwesterly along the Northerly line of said County road to a point 270 feet South of the North line of said Lot 10;  
thence West along the North line of that certain tract conveyed to J. Ralph Brown, by deed dated March 7, 1917, and recorded in Volume 106 of Deeds, page 287, under Auditor's File No. 118186, records of Skagit County, Washington, to the Northwest corner thereof;  
thence South along the West line of said J. Ralph Brown tract 60 feet to a point 20 rods South of the North line of said Lot 10;  
thence West to the West line of said Lot 10;  
thence North along the West line of said Lot 10, 20 rods to the Northwest corner thereof;  
thence East along the North line of said Lot 10, to the point of beginning;

**ALTA COMMITMENT**

Title Order No.:

**EXHIBIT A**

**PARCEL "C" continued:**

EXCEPT the following described tract:

Beginning at the intersection of the Westerly line of the County Road and the North line of that certain tract conveyed to J. Ralph Brown, by deed dated March 7, 1917, and recorded in Volume 106 of Deeds, page 287, records of said County;  
thence West along the North line of said J. Ralph Brown tract to the Northwest corner thereof;  
thence North 36 feet;  
thence Southeasterly in a straight line to the point of beginning;

AND EXCEPT that portion conveyed to David G. Swanson under instrument recorded December 3, 1996, under Auditor's File No. 9612030032, records of Skagit County, Washington, and lying Easterly and Southerly of the following described 'Line W':

Beginning at the intersection of the West marginal line of the County road with the North line of a tract conveyed to A. Hall by instrument recorded March 28, 1890, in Volume 10 of Deeds, page 293; thence West along the North line of said A. Hall Tract, 151 feet to the Northwest corner of that tract conveyed to David Swanson by deed recorded under Auditor's File No. 9508080069, records of Skagit County, Washington; and the beginning point of said line; thence North 82.75 feet; thence East parallel with the North line of said A. Hall Tract to the West marginal line of the County road and the terminal point of said line.

TOGETHER WITH that portion of the following described 'Parcels Y and Z' as conveyed to Robert L. and Katherine G. Stevenson, husband and wife, by instrument recorded December 3, 1996, under Auditor's File No. 9612030031 (a Re-Record of Auditor's File No. 9610310090), records of Skagit County, Washington, *lying Northerly and Westerly of the before described 'Line W'*.

**PARCEL Y:**

That portion of Government Lot 10, in Section 33, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at the intersection of the Westerly line of the County road and the North line of that certain tract conveyed to J. Ralph Brown, by deed dated March 7, 1917, and recorded in Volume 106 of Deeds, page 287, records of said County;  
thence West along the North line of said J. Ralph Brown tract to the Northwest corner thereof;  
thence North 36 feet;  
thence Southeasterly in a straight line to the point of beginning.

**ALTA COMMITMENT**

Title Order No.:

**EXHIBIT A**

**PARCEL "C" continued:**

**PARCEL Z:**

That portion of Government Lot 10, in Section 33, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at the intersection of the West marginal line of the County road with the North line of a tract conveyed to A. Hall by instrument recorded March 20, 1890, in Volume 10 of Deeds, page 293;  
thence West along the North line of said A. Hall Tract, 160 feet;  
thence North 60 feet;  
thence East parallel with said North line of said A. Hall Tract to the West marginal line of said County road;  
thence Southwesterly along said West marginal line to the point of beginning.

Situate in the County of Skagit, State of Washington.