

When recorded return to:

THREE C'S INVESTMENTGROUP LLC  
19902 40th Avenue West, Suite 100  
Lynnwood, WA 98036

---

### STATUTORY WARRANTY DEED

**THE GRANTOR(S) BACKLAND ENTERPRISES, LLC**, a Washington limited liability company  
for and in consideration of \$10.00 and other good and valuable consideration  
in hand paid, conveys, and warrants to **THREE C'S INVESTMENTGROUP LLC**, a Washington limited  
liability company  
the following described real estate, situated in the County of Skagit, State of Washington:

Lots 4 And 13-20 11 and 12, TOGETHER WITH the vacated alley lying immediately to the South  
of said lots; ALSO, that portion of Lots 13, 14, 15, 16, 17, 18, 19, and 20 lying North of a line  
running due East from a point 141.51 feet South of the Northwest corner of Lot 5; ALSO, Lot 4,  
EXCEPT that portion thereof and of the vacated alley adjoining said Lot 4, lying West of the  
following described line:

Beginning at a point on the North line of said Lot, 16 feet East of its Northwest corner;  
thence South parallel with the West line of said lot, 50 feet;  
thence South 13° 24' East 59.66 feet, more or less, to the point where the East line of said lot, if  
produced South, intersects the centerline of the vacated alley through Block 10; ALL in Block 10,  
"TOWN OF WOOLLEY, as per plat recorded in Volume 3 of Plats, page 92, records of Skagit  
County, Washington.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3768

Aug 16 2021

Amount Paid \$15392.00

Skagit County Treasurer

By Heather Beauvais Deputy

Abbreviated Legal: Ptn Lots 4 & 13-20, All Lots 5-12, Blk 10, Woolley

Tax Parcel Number(s): 4177-010-020-0004, P77517

Subject to: See "Exhibit A" attached hereto and made a part hereof.

LPB 10-05

**Exhibit A****Subject to:**

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.

**Including:**

General taxes; special assessments and/or special levies, if any, that are or are not disclosed by the public records

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

**Granted to:** C.M. Moss and Frank Pettit

**Purpose:** Steam pipe

**Recording Date:** December 9, 1929

**Recording No.:** 229147

**Affects:** Lot 4 and the North Half of the vacated alley lying between Lots 4 and 21

Easements, if any, for public utilities, pipelines or facilities installed in any portion of the vacated street or alley, lying within the land, together with the right of ingress and egress to repair, maintain, replace and remove the same.

Any private right to use any portion of the vacated street or alley, lying within the land.

Dated: August 12, 2021

BACKLAND ENTERPRISES, LLC, a Washington  
limited liability company

By: 

Donald Beaver Sr, Member  
Aka Donald Lee Beaver Sr.

By: Maria Nelson

Maria Nelson, Member  
Aka Maria Lynn Nelson

State of Washington  
County of Skagit

This record was acknowledged before me on Aug 15, 2021 by Donald Beaver Sr and Maria Nelson  
as Shareholders of Backland Enterprises, LLC, a Washington

  
Notary Public

My commission expires: 12-15-21

Notary Public  
State of Washington  
Doug Clark  
Commission No. 196611  
Commission Expires 12-15-2021

Title Order No.: 01-184223-0

**EXHIBIT A**

Lots 4 And 13-20 11 and 12, TOGETHER WITH the vacated alley lying immediately to the South of said lots; ALSO, that portion of Lots 13, 14, 15, 16, 17, 18, 19, and 20 lying North of a line running due East from a point 141.51 feet South of the Northwest corner of Lot 5; ALSO, Lot 4, EXCEPT that portion thereof and of the vacated alley adjoining said Lot 4, lying West of the following described line:

Beginning at a point on the North line of said Lot, 16 feet East of its Northwest corner; thence South parallel with the West line of said lot, 50 feet; thence South  $13^{\circ}24'$  East 59.66 feet, more or less, to the point where the East line of said lot, if produced South, intersects the centerline of the vacated alley through Block 10; ALL in Block 10, "TOWN OF WOOLLEY, as per plat recorded in Volume 3 of Plats, page 92, records of Skagit County, Washington.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

**END OF EXHIBIT A**