

When recorded return to:

L.R. FOX, LLC
4701 116th Ave E
Edgewood, WA 98372

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3854

Aug 20 2021

Amount Paid \$27105.00

Skagit County Treasurer

By Heather Beauvais Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 21-12473-KH

THE GRANTOR(S) COPPER MOUNTAIN HOLDINGS, LLC, a Washington Limited Liability Company, 1817 Railroad Avenue, Mount Vernon, WA 98273,

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

in hand paid, conveys, and warrants to L.R. FOX, LLC, a Washington Limited Liability Company

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

Parcel 2 of Boundary Line Adjustment Survey recorded August 27, 2008, under Auditor's File No. 200808270098, approved by the City of Mount Vernon and fully described in Deed recorded August 21, 2001, under Auditor's File No. 200808210021, records of Skagit County, Washington; being a portion of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 30 and the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 29, Township 34 North, Range 4 East, W.M., being also a portion of Lot 1 and Tracts A, B and C, in Block 1, NOBLE'S ADDITION TO MOUNT VERNON, according to the plat thereof recorded in Volume 6 of Plats, page 9, records of Skagit County, Washington.

Abbreviated legal description: Property 1:

Section 29, Township 34 North, Range 4 East - SW NW & Ptn. Lot 1 & Tracts A-C, Blk 1, Nobles Add. to MV (aka Parcel 2 Survey 200808270098)

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 "A" attached hereto

Tax Parcel Number(s): P127917/340429-0-177-0200 & P127918/3748-001-003-0105

Statutory Warranty Deed
LPB 10-05

Order No.: 21-12473-KH

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Dated: August 19, 2021

COPPER MOUNTAIN HOLDINGS, LLC, a Washington Limited Liability Company

By: [Signature] MEMBER/MANAGER
Tybalt J. Quale, Member/Manager

By: [Signature] member/manager
Seth Tromburg, Member/Manager

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Tybalt J. Quale 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 Member/Manager of COPPER MOUNTAIN HOLDINGS, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 19 day of August, 2021

[Signature]
Signature
Kristen Assistant
Title

My appointment expires: 10-13-2024

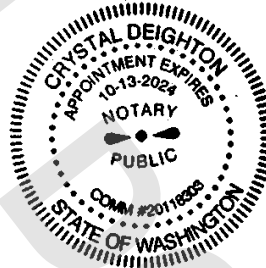


EXHIBIT A

21-12473-KH

1. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Edith King, as executrix of Last Will and Testament of

Willard M. King, deceased, and Edith King, a widow

Recorded: February 6, 1920

Auditor's No.: 139054, records of Skagit County, Washington

1. Also expecting and subject to the right of the owner to drain the tract of land lying immediately North of the tract hereby conveyed into an open ditch, which runs through the land hereby conveyed, and to construct a blind ditch over and across the land hereby conveyed for the purpose of drainage the said tract.
2. All right-of-way for public road, ditches, and drains that have been heretofore granted, and established over, through, or across the land hereby conveyed are expressly excepted from the operation of this conveyance, and it is made subject thereto.

2. 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 Survey recorded January 7, 1983 as Auditor's File No. 8301070023.

3. Private rights of access and utilities, if any, over vacated streets lying within the subject property.

4. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded August 21, 2008 under Auditor's File No. 200808210021.

5. 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 recorded August 27, 2008 as Auditor's File No. 200808270098.

6. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Cascade Natural Gas Corporation, Verizon and the City of Mount Vernon, and to their successors and assigns

Purpose: For the construction, installation, replacement and repair of all utilities

Area Affected: The South 10 feet of the East 77 feet of Parcel 1 and the

North 10 feet of the East 77 feet of Parcel 2

Dated: September 16, 2008

Recorded: September 16, 2008

Auditor's No.: 200809160045