

When recorded return to:

Coobie Holdings, Inc.  
206 East 9th Street, Suite 1300  
Austin, TX 78701

GNW 21-12018

**STATUTORY WARRANTY DEED**

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

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Coobie Holdings, Inc., a Texas 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:  
Section 25, Township 35 North, Range 4 East - NW NW (aka Lots 5 & 6 BLA Survey AF No. 202010120148)

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): P135414 and P37593

Dated: August 27, 2021

White Pass Investments, LLC, a Washington Limited Liability Company

By: Jeff Hamilton  
Jeff Hamilton, Managing Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4019

Aug 31 2021

Amount Paid \$29055.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 21-12018-TJ

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STATE OF WASHINGTON  
COUNTY OF SKAGIT

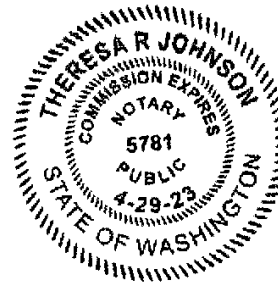
I certify that I know or have satisfactory evidence that Jeff Hamilton is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Managing Member of White Pass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

Dated: 27<sup>th</sup> day of August, 2021

Theresa R Johnson  
Signature

Notary  
Title

My appointment expires: 4-29-23



**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 319 W Jameson Street, Sedro Woolley, WA 98284

Tax Parcel Number(s): P135414 and P37593

**Property Description:**

**PARCEL A:**

LOT 5 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 6 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**

21-12018-TJ

1. Easement, affecting a portion of subject property for the purpose of a railroad spur including terms and provisions thereof granted to Seattle Lake Shore and Eastern Railway Company recorded January 18, 1893 as Auditor's File No. 12141.
2. Easement, affecting a portion of subject property for the purpose of a spur track including terms and provisions thereof granted to Northern Pacific Railway Company, dated July 9, 1946 and recorded July 13, 1946 as Auditor's File No. 393837.
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, dated April 27, 1951 and recorded May 14, 1951 as Auditor's File No. 460836.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. Easement, affecting a portion of subject property for the purpose of right-of-way including terms and provisions thereof granted to Cascade Natural Gas Corporation, a Washington corporation recorded December 1, 2008 as Auditor's File No. 200812010077.
10. 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.
11. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded December 22, 2020 under Auditor's File No. 202012220097.

Statutory Warranty Deed  
LPB 10-05

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