

AFTER RECORDING RETURN TO:
Fikso Kretschmer Smith Dixon Ormseth PS
Attn: Stacy Clark
901 Fifth Avenue, Suite 4000
Seattle, WA 98164

CHICAGO TITLE COMPANY
620047897

Reference Number of Related Document: N/A
Grantor: Alaska Electrical Pension Fund Real Estate Title Holding Corporation
DBA Alaska Electrical Pension Fund Real Estate Title Holding
Grantee: 1770 Port Drive LLC
Abbreviated Legal Description: Lot 20, Hopper Road Business Park 2nd Revised
Additional Legal Description is on Exhibit A of Document
Assessor's Property Tax Parcel or Account No.: P116593 / 8025-000-020-0000

STATUTORY WARRANTY DEED

THE GRANTOR, Alaska Electrical Pension Fund Real Estate Title Holding Corporation DBA Alaska Electrical Pension Fund Real Estate Title Holding, an Alaska nonprofit corporation, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration in hand paid, conveys and warrants to the GRANTEE, 1770 Port Drive LLC, a Washington limited liability company, the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN.

SUBJECT TO those matters set forth on Exhibit B, attached hereto and incorporated herein.

DATED this 23rd day of September, 2021.

[Signature on following page]

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4510

Sep 30 2021

Amount Paid \$671305.00
Skagit County Treasurer
By Josie Bear Deputy

GRANTOR:

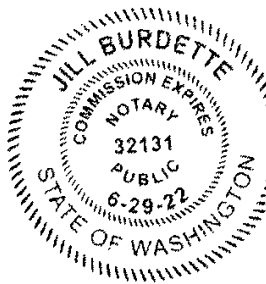
Alaska Electrical Pension Fund Real Estate Title
Holding CorporationBy: 

Name: Peter Crosson

Its: Chief Investment Officer

STATE OF Washington)
COUNTY OF King) ss.

I certify that I know or have satisfactory evidence that Peter Crosson is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that said person was authorized to execute the instrument and acknowledged it as the Chief Investment Officer of Alaska Electrical Pension Fund Real Estate Title Holding Corporation DBA Alaska Electrical Pension Fund Real Estate Title Holding, an Alaska nonprofit corporation, to be the free and voluntary act of such company for the uses and purposes mentioned in the instrument.

Dated this 23rd day of September, 2021.

[Seal or Stamp]

Jill C Burdette
JILL C BURDETTE

(print or type name)

NOTARY PUBLIC in and for the State of
Washington, residing at Bellevue, WA
My Commission expires: 06/29/22

EXHIBIT A

LEGAL DESCRIPTION

PARCEL A:

Lot 20, HOPPER ROAD BUSINESS PARK SECOND REVISED BINDING SITE PLAN, as recorded June 28, 2005, under Auditor's File No. 200506280192, records of Skagit County, Washington;

Situated in Skagit County, Washington.

PARCEL B:

An easement for ingress, egress and utilities across the northerly portion of Lot 21 as delineated on the face of HOPPER ROAD BUSINESS PARK REVISED BINDING SITE PLAN, as recorded January 30, 2003, under Auditor's File No. 200301300162, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Parcel C:

A non-exclusive easement for ingress and egress as described in and created by Reciprocal Easement Agreement, upon and subject to the provisions therein contained, dated May 6, 2019, recorded June 19, 2019, under Auditor's File No. 201906190026, records of Skagit County, Washington, EXCEPT any portion thereof lying within Parcel A.

Situate in Skagit County, Washington.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Hopper Road Business Park Binding Site Plan:

Recording No: 200002230067

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Hopper Road Business Park Revised Binding Site Plan:

Recording No: 200301300162

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Hopper Road Business Park Second Revised Binding Site Plan:

Recording No: 200506280192

4. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;

Recorded: January 30, 2003 and June 21, 2005

B-1

Auditor's No.: 200301300163
Auditor's No.: 200506210192
Executed By: Port of Skagit County

5. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: October 10, 2005
Auditor's No.: 200510100088, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances

6. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: January 5, 2006
Auditor's No.: 200601050036, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County
For: The perpetual right, privilege, and authority enabling the District to do all things necessary or proper in the construction and maintenance of a water and communication, lines or other similar public services related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation and control of water and electronic information on facilities over, across, along, in and under said premises together with the right of ingress to and egress from said lands across adjacent lands of the Grantor; also, the right to cut and/or trim all timber, trees, brush, or other growth standing or growing upon the lands of the Grantor which, in the opinion of the District, constitutes a menace or danger to said line or to persons or property by reason of proximity to the line.

7. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: April 18, 2006
Auditor's No.: 200604180096, records of Skagit County, Washington
In favor of: Skagit County Dike, Drainage and Irrigation Improvement District No. 12
For: Access for flood fighting and for maintenance and improvement of dikes and levees abutting or in the near vicinity of said premises

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

Purpose: Access
Recording Date: June 19, 2019
Recording No.: 201906190026

9. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein:

Lessor: Alaska Electrical Pension Fund Real Estate Title Holding Corporation, an Alaska corporation
Lessee: Silfab Solar WA Inc., a Washington corporation