

When recorded return to:

Scott Wilburn
Tekoa Holdings LLC
104 E 31st Ave
Spokane, WA 99203

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

5605 112th Street East, Suite 900
Puyallup, WA 98373

CHICAGO TITLE COMPANY
620049499

Escrow No.: 0222427-OC

STATUTORY WARRANTY DEED

THE GRANTOR(S) 511 Morris Street LLC., a Washington limited liability company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Tekoa Holdings LLC, a Washington limited liability company

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

Lot 5, 8 and 9, Block 14, "CALHOUN ADDITION TO THE TOWN OF LA CONNER", as per plat
recorded in Volume 1 of Plats, page 14, records of Skagit County, Washington.
Situated in Skagit County, Washington

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P74169 / 4124-014-008-0006, P124214 / 4124-014-009-0000

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4573

Oct 04 2021

Amount Paid \$37992.50

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 30, 2021

511 Morris Street LLC.

BY: [Signature]
Paul Ware
MemberBY: [Signature]
Suzanne Ware
MemberBY: [Signature]
Adam P. Ware
MemberState of Montana
County of Lewis and Clark

I certify that I know or have satisfactory evidence that Jared Ware, Paul Ware, Suzanne Ware and Adam P. Ware are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Members of 511 Morris Street LLC. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

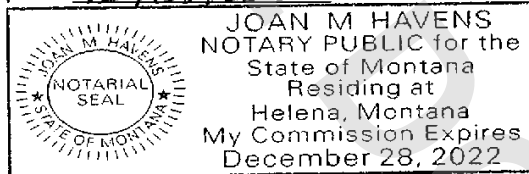
Dated: 10/01/2021Name: Joan M. Havens
Notary Public in and for the State of Montana
City Residing at: Helena, Montana
My appointment expires: 12/28/2022

EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Survey:
Recording No: 200606290086

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Present and future owners of Lots 5, 8, 9 and 12, Block 16 Calhoun's Addition to the Town of La Conner.
Purpose: Access and Parking
Recording Date: March 29, 2006
Recording No.: 200603290108

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & Light Company, formerly Puget Sound Power & Light Co.
Purpose: Utilities
Recording Date: June 30, 2008
Recording No.: 200806300130

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Survey:
Recording No: 202106090147

5. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:
"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.
In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands,

EXHIBIT "A"**Exceptions
(continued)**

you will have setback requirements from designated NR Lands."

6. Assessments, if any, levied by La Conner.
City, county or local improvement district assessments, if any.
7. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon
the Land and rights of tenants to remove trade fixtures at the expiration of the terms.