

When recorded return to:

MINA PROPERTIES V LLC
1418 Market Street
Kirkland, WA 98033

GNW 19-3626

STATUTORY WARRANTY DEED

THE GRANTOR(S) On Point Properties LLC, a Limited Liability Company, 610 Westfield Road, Alpine, UT 84004,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to MINA PROPERTIES V LLC, a Washington Limited Liability Company

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:
Por. N. 1/4 of Sec. 34, Twp. 35 N., R. 3 E., W.M.

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): P105955

Dated: 1st October 2021

On Point Properties LLC, a Limited Liability Company

By: 
Sterling Gardner, Managing Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4596

Oct 06 2021

Amount Paid \$16905.00
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-3626-KH1

Page 1 of 5

STATE OF WASHINGTON *Utah*
COUNTY OF SKAGIT *Utah*

I certify that I know or have satisfactory evidence that Sterling Gardner 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 On Point Properties LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: *1st* *October* day of *September*, 2021

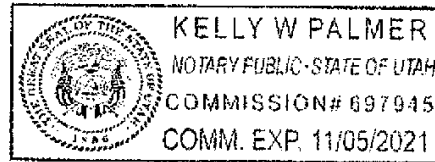
Kelly W Palmer

Signature

Notary

Title

My appointment expires: *11-5-2021*



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 15316 Josh Wilson Road, Burlington, WA 98233
Tax Parcel Number(s): P105955

Property Description:

Lot 4, Short Plat No. 91-089, approved April 8, 1992 and recorded April 8, 1992, under Auditor's File No. 9204080020, in Volume 10 of Short Plats, page 72, records of Skagit County, Washington; being a portion of the Northeast ¼ of the Northwest ¼ and a portion of the North ½ of the Northwest ¼ of the Northwest ¼ of Section 34, Township 35 North, Range 3 East, W.M..

EXHIBIT B

19-3626-KH

1. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT: Executed by: The Federal Land Bank of Spokane Recorded: July 23, 1942 Auditor's No.: 354163 As Follows: "Reserving unto the grantor 50 percent of all minerals, oil and gas, in or under the above described land."

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 10/15/1991 as Auditor's File No. 9110150102.

3. 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 Short Plat No. 91-089 recorded 04/08/1992 as Auditor's File No. 9204080020.

4. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded 03/31/2003, as Auditor's File No. 200303310330.

5. Regulatory notice/agreement regarding Special Use Request PL11-0069 that may include covenants, conditions and restrictions affecting the subject property, recorded 06/28/2011 as Auditor's File No. 201106280011. Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

6. Easement, affecting a portion of subject property for the purpose of gas pipeline and related purposes including terms and provisions thereof granted to Cascade Natural Gas Corporation recorded 02/25/2008 as Auditor's File No. 200802250167

7. Easement, affecting a portion of subject property for the purpose of water lines and related purposes including terms and provisions thereof granted to Public Utility District No. 1 recorded 07/07/2009 as Auditor's File No. 200907070332

8. Regulatory notice/agreement regarding Airport And Aircraft Operations And Noise Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded 03/12/2009 as Auditor's File No. 200903120070. Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

9. Easement, affecting a portion of subject property for the purpose of Aviation including terms and Statutory Warranty Deed
LPB 10-05

Order No.: 19-3626-KH

Page 4 of 5

provisions thereof granted to Port of Skagit County recorded 03/12/2009 as Auditor's File No. 200903120069

10. Lot certification, including the terms and conditions thereof, recorded 09/15/2008 as Auditor's File No. 200809190101. Reference to the record being made for full particulars. The company makes no determination as to its affects.