



202111030113

11/03/2021 02:13 PM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

When recorded return to:

REAL ESTATE OPCO, LLC
1060 JADWIN AVENUE, STE 150
RICHLAND, WA 99352

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2021-5065
NOV 03 2021

Amount Paid \$ 8005⁰⁰
By LT Skagit Co. Treasurer Deputy

Filed for Record at Request of
WHATCOM LAND TITLE COMPANY, INC.
Escrow Number: W-182433

CHICAGO TITLE
Q20049559

STATUTORY WARRANTY DEED

Grantor: EXPRESS PROPERTIES, LLC, a Washington limited liability company
Grantee: REAL ESTATE OPCO, LLC, a Washington limited liability company

THE GRANTOR EXPRESS PROPERTIES, LLC, a Washington limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to REAL ESTATE OPCO, LLC, a Washington limited liability company the following described real estate, situated in the County of SKAGIT, State of WASHINGTON.

Abbreviated Legal: LOT A, SHORT PLAT NO. 40-78 IN NW, 32-34-4E, W.M.

For Full Legal Description and Exceptions, See Attached Exhibit A

Tax Parcel Number(s): P29549/340432-2-033-0065

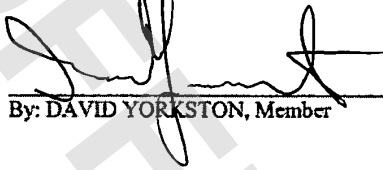
The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"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, you will have setback requirements from designated NR Lands."

Dated 10/29/2021

EXPRESS PROPERTIES, LLC

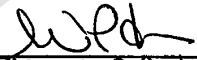

By: DAVID YORKSTON, MemberSTATE OF WASHINGTON }
COUNTY OF WHATCOM } SS:

I certify that I know or have satisfactory evidence that

DAVID YORKSTON

_____ is/are the person(s) who appeared before
me, and said person(s) acknowledge that He signed this instrument, on oath stated He
is/are authorized to execute the instrument and acknowledge that as the
Member of EXPRESS PROPERTIES, LLC
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 10/14/2021



Monica D Prather
Notary Public in and for the State of Washington
Residing at Ferndale
My appointment expires: 12/9/2021

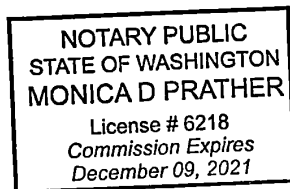


EXHIBIT A

TRACT "A", SKAGIT COUNTY SHORT PLAT NO. 40-78, APPROVED FEBRUARY 15, 1979, UNDER AUDITOR'S FILE NO. 7902270055 IN VOLUME 3 OF SHORT PLATS, PAGE 79, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

SUBJECT TO:

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 Short Plat No. 40-78:

Recording No: 7902270055

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

Granted to: Puget Sound Energy, Inc.
Purpose: Underground electric transmission and/or distribution system
Recording Date: November 5, 2018
Recording No.: 201811050062

Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Job No.: 10921.2
Dated: October 16, 2021
Prepared by: Larry Steele & Associates
Matters shown:

1. Chain Link fence of unknown appurtenance located near the easterly boundary of the Land encroaches onto the Land as much as 1.3 feet
2. Paved surface appurtenant to the easterly adjoining parcel encroaches as much as 1.5 feet onto the Land
3. Right, title and interest of parties in possession of that portion of the Land located between said fence as constructed and the east boundary of the Land as described in Schedule A.
4. Right, title and interest of parties in possession of that portion of the Land covered by said paved surface