

ACCOMMODATION RECORDING

**When recorded return to:**  
SPC Associates II, LLC  
7900 Southeast 28<sup>th</sup> Street, Suite #310  
Mercer Island, Washington 98040

**CHICAGO TITLE**  
**W20049217-M**

**Statutory Warranty Deed**

The Grantors, SPC Associates LLC, a Washington limited liability company, for and in consideration of nonrecognition of gain or loss on contribution (pursuant to WAC 458-61A-212(2)(e)), conveys and warrants to SPC Associates II, LLC, a Washington limited liability company, Grantee, the following described real estate situated on Josh Wilson Road, in the City of Burlington, County of Skagit, State of Washington 98233:

Lot B of Legends Binding Site Plan Plat PL21-0064, recorded under Auditor's File No. 202108130092, records of Skagit County, Washington, being a portion of the Northwest quarter of the Northwest quarter of Section 34, Township 35 North, Range 3 East, W.M.

Situate in the County of Skagit, State of Washington.

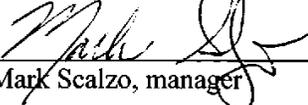
Tax Parcel No. P135779/8105-000-002-0000.

Subject to matters in Exhibit "A" attached hereto and incorporated hereby.

Dated as of November 3, 2021.

Grantor:

SPC Associates LLC,  
a Washington limited liability company

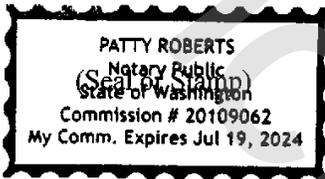
  
\_\_\_\_\_  
Mark Scalzo, manager

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Lena Thompson  
Affidavit No. 2021-5193  
Date 11/12/2021

State of Washington)  
County of King) ss.

On this day personally appeared before me Mark Scalzo, to me known, or proved to me on the basis of satisfactory evidence, to be the manager of SPC Associates LLC, a Washington limited liability company, the company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of such company, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

Given under my hand and official seal this 3<sup>rd</sup> day of November, 2021.



Patty Roberts  
Notary Public in and for the State of  
Washington, residing at Bellevue.  
My appointment expires: 7-19-2024

**Exhibit "A"**

1. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Recording Date: July 23, 1942

Recording No.: 354163

2. 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: 9110150102

3. 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:

Recording No: 9204080020

4. Native Growth Protection Area, and the terms and conditions thereof:

Recording Date: August 29, 1997

Recording No.: 9708290091

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Public Utility District No. 1, Puget Sound Energy, General Telephone Company of the Northwest, TCI Cablevision of Washington and Cascade Natural Gas Corporation

Purpose: Utility services

Recording Date: February 4, 1998

Recording No.: 9802040004

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Energy, Inc.

Purpose: Transmission, distribution and sale of electricity

Recording Date: March 31, 2003

Recording No.: 200303310330

7. Skagit County Planning and Permit Center Findings of Fact, and the terms and conditions thereof:

Recording Date: November 18, 2003  
Recording No.: 200311180003

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

In favor of: Cascade Natural Gas Corporation  
Purpose: Natural gas pipeline or pipelines, regulation devices, and metering equipment  
Recording Date: February 25, 2008  
Recording No.: 200802250167

9. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Port of Skagit County  
Purpose: Avigation Easement  
Recording Date: April 18, 2008  
Recording No.: 200804180211

10. Notice and acknowledgement Airport and Aircraft operations and Noise disclosure Skagit Regional Airport

Environs, and the terms and conditions thereof:  
Recording Date: April 18, 2008  
Recording No.: 200804180212

11. Temporary Construction Easement & Agreement, and the terms and conditions thereof:

Recording Date: January 13, 2012  
Recording No.: 201201130094

12. Temporary Construction Easement & Agreement, and the terms and conditions thereof:

Recording Date: December 20, 2012  
Recording No.: 201212200066

13. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Energy, Inc.  
Purpose: Transmission, distribution and sale of electricity  
Recording Date: August 24, 2019  
Recording No.: 201906240120

14. Plat lot of record certification, and the terms and conditions thereof:

Recording Date: September 13, 2019  
Recording No.: 201909130077

15. Lot of Record Certification and the terms and conditions thereof:

Recording Date: June 3, 2020  
Recording No.: 202006030092

16. 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

Boundary Line Adjustment :

Recording No: 202008130064

17. Reciprocal easement agreement, and the terms and conditions thereof:

Recording Date: August 28, 2020

Recording No.: 202008280105

18. Plat lot of record certification, and the terms and conditions thereof:

Recording Date: August 13, 2021

Recording No.: 202108130090

19. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Skagit County, a political subdivision

Purpose: Protected critical area easement

Recording Date: August 13, 2021

Recording No.: 202108130091

20. 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

Binding Site Plat:

Recording No: 202108130092