

When recorded return to:

Old Hickory Sheds, LLC
PO Box 331973
Murfreesboro, TN 37133

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5491

Dec 01 2021

Amount Paid \$61555.00

Skagit County Treasurer

By Lena Thompson Deputy

GNW 21-13511

STATUTORY WARRANTY DEED

Guardian NW Title 21-13511-KH

Abbreviated legal description: Property 1:

Section 25, Township 35 North, Range 4 East - NW NW (aka Lots 3, 4 & 7 BLA Survey AF No. 202010120148)
Tax Parcel Number(s): P135413/350425-0-007-0109 & P37650/350425-2-003-0009 & P77308/4174-003-011-0003

THE GRANTOR(S) White Pass Investments, LLC, a Washington Limited Liability Company, 201 Harris Avenue, Bellingham, WA 98225,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Old Hickory Sheds, LLC, a Tennessee Limited Liability Company

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

PARCEL A:

LOT 3 AFTER as delineated and described on Boundary Line Adjustment Survey approved September 4, 2020 and recorded October 12, 2020 as Skagit County Auditor's File No. 202010120148; being a portion of Blocks 3 and 4 of the plat of "Susan Taylor Addition to Sedro-Woolley" as per plat recorded in Volume 6 of Plats, Page 43, records of Skagit County, and a portion of Northwest 1/4 of the Northwest 1/4 of Section 25, Township 35 North, Range 4 East, W.M.

Situate in Skagit County, Washington.

PARCEL B:

LOT 4 AFTER as delineated and described on Boundary Line Adjustment Survey approved September 4, 2020 and recorded October 12, 2020 as Skagit County Auditor's File No. 202010120148; being a portion of Blocks 3 and 4 of the plat of "Susan Taylor Addition to Sedro-Woolley" as per plat recorded in Volume 6 of Plats, Page 43, records of Skagit County, and a portion of Northwest 1/4 of the Northwest 1/4 of Section 25, Township 35 North, Range 4 East, W.M.

Situate in Skagit County, Washington.

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PARCEL C:

LOT 7 AFTER as delineated and described on Boundary Line Adjustment Survey approved September 4, 2020 and recorded October 12, 2020 as Skagit County Auditor's File No. 202010120148; being a portion of Blocks 3 and 4 of the plat of "Susan Taylor Addition to Sedro-Woolley" as per plat recorded in Volume 6 of Plats, Page 43, records of Skagit County, and a portion of Northwest 1/4 of the Northwest 1/4 of Section 25, Township 35 North, Range 4 East, W.M.

Situate in Skagit County, Washington.

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 "A" attached hereto

Dated: 11/30/21

White Pass Investments, LLC, a Washington Limited Liability Company

By: Jeff Hamilton, Managing Member

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 30th day of November, 2021 by Jeff Hamilton as Managing Member of White Pass Investments, LLC.

Doug Clark
Signature

Notary Public
Title

My appointment expires: 12-15-21

Notary Public
State of Washington
Doug Clark
Commission No. 196611
Commission Expires 12-15-2021

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EXHIBIT A

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1. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Susan Taylor Addition to Sedro-Woolley

Recorded: April 3, 1950

Auditor's No.: 443785

Affects: Lot 3

2. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: October 18, 1954

Auditor's No.: 508041

Executed By: Susie B. Taylor

Affects: Lot 3

3. Easement, affecting a portion of subject property for the purpose of a railroad spur including terms and provisions thereof granted to Seattle Lake Shore and Eastern Railway Company recorded January 18, 1893 as Auditor's File No. 12141.

4. Easement, affecting a portion of subject property for the purpose of a spur track including terms and provisions thereof granted to Northern Pacific Railway Company, dated July 9, 1946 and recorded July 13, 1946 as Auditor's File No. 393837.

5. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Susie B. Taylor, dated April 27, 1951 and recorded May 14, 1951 as Auditor's File No. 460836.

6. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Susie B. Taylor, recorded October 18, 1954 as Auditor's File No. 508041.

7. Relinquishment of rights of access to State Highway and of light, view and air under terms of Deed to the State of Washington, recorded January 6, 1958 as Auditor's File No. 560324.

8. Easement, affecting a portion of subject property for the purpose of a pipe or pipes, line or line for the transportation of water including terms and provisions thereof granted to Public Utility District No. 1 of Skagit County, a Washington municipal corporation recorded June 3, 1980 as Auditor's File No. 8006030011.

9. Matters pertaining to the proposed Ordinance for Condemnation by the City of Sedro-Woolley disclosed by unrecorded notice given by the City Clerk/Treasurer and disclosed by Deed recorded as Auditor's File No. 200712280086.

10. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy, Inc., and/or its predecessors, dated August 27, 2008 and recorded September 8, 2008, as Auditor's File No. 200809080084.

11. Easement, affecting a portion of subject property for the purpose of right-of-way including terms and provisions thereof granted to Cascade Natural Gas Corporation, a Washington corporation recorded December

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1, 2008 as Auditor's File No. 200812010077.

12. 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 Boundary Line Adjustment Survey for White Pass Investments, LLC recorded October 12, 2020 as Auditor's File No. 202010120148.

13. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded December 22, 2020 under Auditor's File No. 202012220097.

14. Any tax, fee, assessments or charges as may be levied by Public Utility District No. 1.