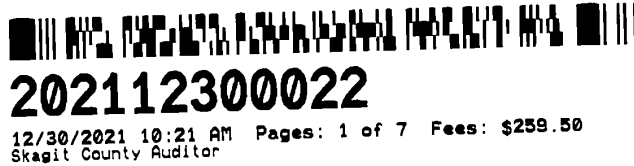


Return Address:
Benson D. Wong
Keller Rohrback L.L.P.
1201 Third Avenue, Suite 3200
Seattle, Washington 98102



Document Title: Quit Claim Deed
Reference Numbers:
Grantor: Claudia Hung, LLC, a Washington limited liability company
Grantee: Port Drive LLC, a Washington limited liability company
Legal description (abbreviated): Lot(s): 22, Hopper Road Business Park Second Revised Binding Site Plan Additional legal is on Exhibit A.
Assessor's Property Tax Parcel: P116595 / 8025-000-022-0000

I, Benson D. Wong, am hereby requesting an emergency nonstandard recording for an additional fee provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. Recording fee is \$203.50 for the first page, \$1.00 per page thereafter per document. In addition to the standard fee, an emergency recording fee of \$50.00 is assessed. This statement is to become part of the recorded document.

Signed Benson D. Wong

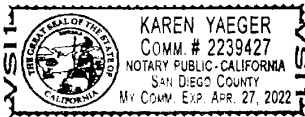
Dated December 21, 2021

THE GRANTOR, Claudia Hung, LLC, a Washington limited liability company, FOR AND IN CONSIDERATION only of the benefits to be derived from conveying the property of the Grantor, for its benefit, hereby conveys and quit claims to GRANTEE, Port Drive LLC, a Washington limited liability company, an undivided 50% interest in the real property legally described on Exhibit A attached hereto and incorporated herein, situated in the County of Skagit, State of Washington, together with all rights, privileges and after acquired title of the grantor thereto.

CLAUDIA HUNG, LLC

California
STATE OF ~~WASHINGTON~~)
)ss
COUNTY OF San Diego)

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.



Karen Yeager
Karen Yeager (Printed Name)
 Notary Public in and for the State of Cal. f.
 Washington, residing at: San Diego, CA
 My Commission Expires: April 27 2022

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCH. 7.1X

DEC 30 1961

Amount Paid \$ 0 2021-6941
Skagit County
By Kaylee [signature] - duty

ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of San Diego }

On Nov. 30, 2021 before me, Karen Yaeger, Notary Public
(Here insert name and title of the officer)

personally appeared Claudia Hung
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Karen Yaeger
Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Quit Claim Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 5 Document Date 11/30/21

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

EXHIBIT A**LEGAL DESCRIPTION****PARCEL A:**

Lots 22, HOPPER ROAD BUSINESS PARK SECOND REVISED BINDING SITE PLAN, as recorded June 28, 2005, under Auditor's File No. 200506280192, records of Skagit County, Washington;

Situated in Skagit County, Washington.

PARCEL B:

An easement for ingress, egress and utilities across the northerly portion of Lot 21 as delineated on the face of HOPPER ROAD BUSINESS PARK REVISED BINDING SITE PLAN, as recorded January 30, 2003, under Auditor's File No. 200301300162, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Commonly known as:
1600 Port Drive
Burlington, WA 98233

SUBJECT TO:

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: October 20, 1972
Auditor's No.: 775651, records of Skagit County, Washington
In favor of: Seeatt Realty Company
For: Ingress and egress necessary for all lawful uses of the tract herein conveyed to the Grantee
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 Hopper Road Business Park Binding Site Plan: Recording No:200002230067

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 Hopper Road Business Park Revised Binding Site Plan: Recording No: 200301300162
4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 Hopper Road Business Park Second Revised Binding Site Plan: Recording No: 200506280192
5. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: August 14, 1992
Auditor's No.: 9208140092, records of Skagit County, Washington
In favor of: City of Burlington
For: Fire truck ingress and egress
6. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: January 6, 1995
Auditor's No(s): 9501060061, records of Skagit County, Washington
In favor of: Cascade Natural Gas Corporation, a Washington corporation
For: A natural gas pipeline or pipelines
7. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: December 20, 1994
Auditor's No(s): 9501120046, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
8. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: December 4, 1996

Auditor's No(s): 9612040091, records of Skagit County, Washington

In favor of: Public Utility District No. 1

For: Construction and maintenance of underground waterline or lines, or related underground facilities

9. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;

Recorded: January 30, 2003 and June 21, 2005

Auditor's No(s): 200301300163 and 200506210192, records of Skagit County, Washington

Executed By: Port of Skagit County

10. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: October 10, 2005

Auditor's No.: 200510100088, records of Skagit County, Washington

In favor of: Puget Sound Energy, Inc.

For: Electric transmission and/or distribution line, together with necessary appurtenances

11. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: January 5, 2006

Auditor's No.: 200601050036, records of Skagit County, Washington

In favor of: Public Utility District No. 1 of Skagit County

For: The perpetual right, privilege, and authority enabling the District to do all things necessary or proper in the construction and maintenance of a water and communication, lines or other similar public services related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation and control of water and electronic information on facilities over, across, along, in and under said premises together with the right of ingress to and egress from said lands across adjacent lands of the Grantor; also, the right to cut and/or trim all timber, trees, brush, or other growth standing or growing upon the lands of the Grantor which, in the opinion of the District, constitutes a menace or danger to said line or to persons or property by reason of proximity to the line.

12. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: April 18, 2006

Auditor's No.: 200604180096, records of Skagit County, Washington

In favor of: Skagit County Dike, Drainage and Irrigation Improvement District No. 12

For: Access for flood fighting and for maintenance and improvement of dikes and levees abutting or in the near vicinity of said premises

13. Matters disclosed by survey prepared by Semrau Engineering & Surveying, dated October 23, 2013, Job No. 4527E, as follows:
 - A. The 1.5 foot wide extended vent hood attached to building extends 1.81 feet east of the property line.
 - B. The NE corner of building located on Lot 22 encroaches over the easements shown as Exceptions 6, 7 and 8.
 - C. Rights or claims of adjoining owners (Lot 21) for stormwater sewer drains and catch basins which appear to benefit and burden both the adjoining parcel and said Land, for which there is no recorded reciprocal easement agreement.
14. 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: 201312270146
15. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Purpose: Access
Recording Date: June 19, 2019
Recording No.: 201906190026
16. 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