

When recorded return to:

WILDCAT INDUSTRIES, LLC, a Washington limited liability company
820 BORSETH STREET
SEDRO-WOOLLEY, WA 98284

Filed for Record at Request of
WHATCOM LAND TITLE COMPANY, INC.
Escrow Number: W-182888
Title Number: 203523-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2021-5945
DEC 30 2021

Amount Paid \$12,277⁰⁰
By Skagit Co. Treasurer
Debitt

STATUTORY WARRANTY DEED

Grantor: SISTERS VENTURES, LLC, a Washington limited liability company
Grantee: WILDCAT INDUSTRIES, LLC, a Washington limited liability company

THE GRANTOR SISTERS VENTURES, 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 WILDCAT INDUSTRIES, LLC, a Washington limited liability company the following described real estate, situated in the County of WHATCOM, State of WASHINGTON. SKAGIT

Abbreviated Legal:

LOT 2, BSP SW -01-93 AF #9406100051

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 8003-000-002-0001/P105285

Subject to covenants, conditions, restrictions and easements of record more fully described in Exhibit 'B' attached hereto and by this reference made a part hereof.

Dated December 8, 2021

SISTERS VENTURES, LLC, a Washington limited liability company

Christine M Thompson
By: CHRISTINE M. THOMPSON, Member

STATE OF WASHINGTON }
COUNTY OF WHATCOM } SS:

I certify that I know or have satisfactory evidence that CHRISTINE M. THOMPSON

is/are the person(s) who appeared before me, and said person(s) acknowledge that SHE signed this instrument, on oath stated SHE is/are authorized to execute the instrument and acknowledge that as the Member of SISTERS VENTURES, LLC, a Washington limited liability company to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 12/27/2021

Crystal Kiffiak
CRYSTAL KIFFIAK
Notary Public in and for the State of WASHINGTON
Residing at BELLINGHAM
My appointment expires: 4/09/2024

NOTARY PUBLIC
STATE OF WASHINGTON
CRYSTAL KIFFIAK
License # 101418
Commission Expires
April 09 2024

EXHIBIT A

Legal Description

Parcel A:

Lot 2, Binding Site Plan No. SW-01-93, (Sunset Industrial Park) recorded in Volume 11 of Short Plats, pages 83 and 84, under Auditor's File No. 9406100051, records of Skagit County, Washington; being a portion of the Southwest 1/4 of the Southeast 1/4 of Section 23, Township 35 North, Range 4 East, W.M., and Tracts 14 and 15, "SEDRO ACREAGE," as per plat recorded in Volume 3 of Plats, page 35, records of Skagit County, Washington.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

Parcel B:

A non-exclusive easement for ingress, egress and utilities over, under and across Sunset Park Drive, as shown on the face of Binding Site Plan No. SW-01-93, (Sunset Industrial Park) recorded in Volume 11 of Short Plats, pages 83 and 84, under Auditor's File No. 9406100051, records of Skagit County, Washington; being a portion of the Southwest 1/4 of the Southeast 1/4 of Section 23, Township 35 North, Range 4 East, W.M., and Tracts 14 and 15, "SEDRO ACREAGE," as per plat recorded in Volume 3 of Plats, page 35, records of Skagit County, Washington.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

EXHIBIT B**SUBJECT TO:**

1. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: SW-01-93
Recorded: June 10, 1994
Auditor's File No.: 9406100051

2. AGREEMENT FOR DEVELOPMENT OF SUNRISE INDUSTRIAL PARK AND THE TERMS AND CONDITIONS THEREOF:

Recorded: October 26, 1987
Auditor's No.: 8710260002

3. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Purpose: An underground electric transmission and/or distribution system
Area Affected:

Easement No. 1: All streets, utility easements, and road rights of way as now or hereafter designated, platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)
Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights of way.

Recorded: November 10, 1993
Auditor's File No.: 9311100124

4. COVENANTS, CONDITIONS AND RESTRICTIONS FOR SUNSET INDUSTRIAL PARK, AND THE TERMS AND CONDITIONS THEREOF:

Dated: April 18, 1994
Recorded: June 10, 1994
Auditor's No.: 9406100052
Executed By: Sunset Industrial Development Company (a partnership), William M. Snelson and Snelson Companies Employee's Profit Sharing Plan and Trust

5. Unrecorded leaseholds, if any; rights of vendors and holders of security interests on personal property installed upon said Land, and rights of tenants to remove trade fixtures at the expiration of the term.