

When recorded return to:

Baker Lake Grocery LLC
20505 Cook Road
Burlington, WA 98233

GNW 22-14721

STATUTORY WARRANTY DEED

THE GRANTOR(S) Randy G. Hook and Umesha Sandamali Hook, a married couple at all times since from October 29, 2014 until present,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Baker Lake Grocery LLC, a Washington Limited Liability Company

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1: *Includes that certain mobile home 1985 Digma 44/28 VIN 11274*
Section 9, Township 35 North, range 7 East - SE SE

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 "B" attached hereto

Tax Parcel Number(s): P42311/350709-4-001-0102 & P42312/ 350709-4-002-0101 & P42335/350709-4-005-0000
& P42336/350709-4-006-0009

Dated: *February 24, 2022*

X *[Signature]*
Randy G. Hook

X *[Signature]*
Umesha Sandamali Hook

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-724

Feb 25 2022

Amount Paid \$9518.00
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 22-14721-KS

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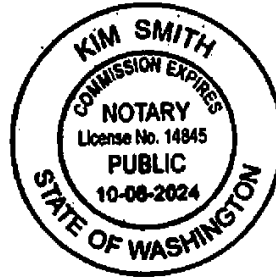
STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Randy G. Hook and Unesha Sandamali Hook are the persons who appeared before me and said persons acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument

Kim Smith
Signature

Notary
Title

My appointment expires: 10-6-2024



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EXHIBIT A
LEGAL DESCRIPTION

Property Address: 38940 State Route 20, Concrete, WA 98237

Tax Parcel Number(s): P42311/350709-4-001-0102 & P42312/350709-4-002-0101 & P42335/350709-4-005-0000
& P42336/350709-4-006-0009

Property Description:

PARCEL A:

That portion of Section 9, Township 35 North, range 7 East of the Willamette Meridian, described as follows:

Beginning at a point on the South line of said Section 9, a distance of 293 feet West of the Southeast corner thereof, (said point being the Southwest corner of that certain tract conveyed to Charles R. Anderson and Sylvia C. Anderson, husband and wife, by deed recorded under Auditor's File No. 520077);
thence West along the South line of said Section 9 a distance of 3.53 feet to the Southeast corner of that certain tract conveyed to Wanda Pakenham, by deed recorded under Auditor's File No. 487920;
thence North along the East line of said Pakenham Tract to the South line of Secondary State Highway 17-A;
thence Northeasterly along the South line of highway right of way 223.53 feet, more or less, to the Northeast corner of that tract conveyed to Charles R. Anderson, et ux, by deed recorded under Auditor's File No. 520077;
thence due South to the South line of said Section 9;
thence West along the South line of said Section to the point of beginning.

PARCEL B:

That portion of Section 9, Township 35 North, range 7 East of the Willamette Meridian, described as follows:

Beginning at a point on the South line of said Section 9, 296.53 feet West of the Southeast corner thereof;
thence North 187.38 feet to the South margin of State Highway No. 17-A;
thence South 77°22' West, along the South margin 200 feet;
thence South 149.78 feet to the South line of said Section 9,
thence North 88°47' East along said South line 195.19 feet to the place of beginning.

PARCEL C:

That portion of Section 9, Township 35 North, range 7 East of the Willamette Meridian, described as follows:

Beginning at a point on the South line of said Section 9, 491.72 feet West of the Southeast corner thereof;
thence North 149.78 feet to the South margin of State Highway 17-A;
thence South 77°11' West along said South margin 280 feet;
thence South 94.34 feet to the South line of Section 9;
thence North 88°47' East along said South line 273.28 feet to the point of beginning.

PARCEL D:

That portion of Section 9, Township 35 North, range 7 East of the Willamette Meridian, described as follows:

Beginning at the Southeast corner of said Section 9,
thence West 73 feet, more or less, to the Southeast corner of that certain tract conveyed to Charles R. Anderson, by deed dated June 6, 1965 and recorded June 27, 1965, under Auditor's File No. 520077, records of Skagit County, Washington;
thence North along the East line of said Anderson tract to the Southerly margin of that right-of-way of State Highway 17-A, as the same existed prior to 1949;

Statutory Warranty Deed
LPB 10-05

thence Northeasterly along the Southerly line of said State Highway right-of-way to the East line of said Section 9;
thence Southerly along said East line, to the point of beginning.

EXHIBIT B

22-14721-KS

1. Easement, including the terms and conditions thereof, disclosed by instrument(s); Recorded: May 23, 1973
Auditor's No(s): 96744, records of Skagit County, Washington

In favor of: Pacific Northwest Traction Company

For: To construct, maintain and operate transmission line

Affects: Parcel P42336

2. Right to construct, maintain and operate such logging or other roads or ways over and across a portion of the above described premises, in order to permit the owners of adjacent lands to cut and remove timber, as reserved in deeds recorded under Auditor's File Nos. 127185 and 127187, records of Skagit County, Washington.

3. 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 11, 1993

Auditor's No(s): 9301110082, records of Skagit County, Washington

Executed By: Larry Don and Polly Don, husband and wife

4. Terms, conditions, and restrictions of that instrument entitled Boundary Line Adjustment; Auditor's No(s): 9607010065, records of Skagit County, Washington

5. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded January 7, 2010 as Auditor's File No. 201001070102 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.



Right to Manage Natural Resource Lands Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County residents notification of the County's recognition and support of the right to manage Natural Resource Lands, e.g., farm and forest lands.

Skagit County Code 14.38.030(2) requires, in specified circumstances, recording of the following disclosure in conjunction with the deed conveying the real property:

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.

Washington State Law at RCW 7.48.305 also establishes that:

...agricultural activities conducted on farmland and forest practices, if consistent with good agricultural and forest practices and established prior to surrounding nonagricultural and nonforestry activities, are presumed to be reasonable and shall not be found to constitute a nuisance unless the activity or practice has a substantial adverse effect on public health and safety. ...An agricultural activity that is in conformity with such laws and rules shall not be restricted as to the hours of the day or day or days of the week during which it may be conducted.

READ AND CONTENT APPROVED

X Ka W M / 201 Sir

X _____

READ AND CONTENT APPROVED

X LP

X Chad H. Hark