

POOR ORIGINAL

When recorded return to:

FORTUNA ADIUVAT and ARS LONG VITA BREVIS
420 East Howell Street
Seattle, WA 09122

GNW 22-14571

STATUTORY WARRANTY DEED

THE GRANTOR(S) Stage Stop 6 LLC, a Colorado Limited Liability Company

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to FORTUNA ADIUVAT^{LLC}, a Washington Limited Liability Company as to
condominium units 101-106 & 109 and ARS LONGA VITA BREVIS^{LLC}, a Washington Limited Liability
Company as to unimproved parcels D-1 & D-4

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: Units A-101, A-102, A-103, A-104, A-105, A-106, A-109 and Tracts D-1 and D-4
PADILLA HEIGHTS SUITES, A CONDOMINIUMThis 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 heretoTax Parcel Number(s): P127596/4957-001-101-0000 & P127597/4957-001-102-0000 & P127598/4957-001-103-
0000 & P127599/4957-001-104-0000 & P127600/4957-001-105-0000 & P127601/4957-001-106-0000 &
P127604/4957-001-109-0000 & P127610/4957-004-001-0000 & P127613/4957-004-004-0000SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-1059

Mar 17 2022

Amount Paid \$45305.00
Skagit County Treasurer
By Lena Thompson DeputyStatutory Warranty Deed
LPB 10-05

Order No.: 22-14571-KS

Page 1 of 5

Dated: 3/16/22

Stage Stop 6 LLC, a Colorado Limited Liability Company

By: Elk River Capital Partners LLP

By: Daniel J. Simon

By: Elk River Capital Management LLC

By: Daniel J. Simon

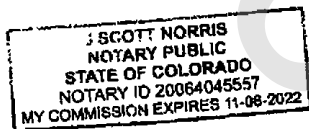
STATE OF COLORADO
COUNTY OF JOHN

I certify that I know or have satisfactory evidence that Daniel J. Simon signed this instrument, on oath stated that he is authorized to execute this instrument and acknowledged it as the Member of Elk River Capital Partners LLP to be his free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Signature

Notary Public

Title

My appointment expires: 11-6-2022

STATE OF Colorado
COUNTY OF Rowley

I certify that I know or have satisfactory evidence that Daniel J. Simon signed this instrument, on oath stated that he is authorized to execute this instrument and acknowledged it as the Member of Elk River Capital Partners LLP to be his free and voluntary act of such party for the uses and purposes mentioned in this instrument.

[Signature]
Signature

Notary Public
Title

My appointment expires: 11-6-2022

J SCOTT MORRIS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20064045557
MY COMMISSION EXPIRES 11-06-2022

SCHEDULE B – PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met
2. Rights or Claims of parties in possession not shown by the public records.
3. Easements or claims of easements not shown by the public records.
4. Discrepancies, conflicts in boundary lines, encroachments, overlaps, variations or shortage in area or content, party walls and any other matters that would be disclosed by a correct survey and/or physical inspection of the land.
5. Any lien, or right to lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public record.
6. Any water or well rights, or rights or title to water or claims thereof, in, on or under the land.
7. Unpatented mining claims; reservations or exceptions in patents or in the Acts authorizing the issuance of said patents.
8. All taxes, assessments, levies and charges which constitute liens or are due or payable including unredeemed tax sales.
9. Easement, including the terms and provisions thereof:

Recorded	August 23, 1954
Auditor's File No.	505535
In Favor Of	Transmountain Pipeline Corp.
For	pipeline
- 10/ Terms, provisions and restrictions of that certain instrument entitled Title Notification-Development activities On or Adjacent to Designated Natural Resource Lands:

Auditor's File No.	200706050033
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- 11 Any matters arising from the location of a fence alsoing the Easterly boundaray of said condominium as delineated on a Survey:

Recorded	June 5, 2007
Auditor's File No.	200706050037

12. Easement and the Terms and Provisions Therein:
Grantee: Puget Sound Energy, formerly Puget Sound Power & Light, Co.
Recorded: 08/20/2007
Auditor's File No. 200708200175
13. Lot Certification, including the terms and provisions thereof. Reference to the record is being made for the full particulars. The Company makes no determination as to its effects.
Recorded: 08/22/2007
Auditor's File No. 200708220102
14. REGULATORY NOTICE/AGREEMENT that may include covenants, provisions and restrictions affecting the subject property
Recorded: 11/29/2007
Auditor's No. 200711290001
Regarding: Aerobic Treatment Unit Service Agreement.
15. 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: Padilla Heights Suites, a condominium
Recorded: 08/09/2008
Auditor's File No. 200805080148
16. TERMS, PROVISIONS, COVENANTS, CONDITIONS, DEFINITIONS, OBLIGATIONS AND RESTRICTIONS CONTAINED IN THE CONDOMINIUM DECLARATION AND AS MAY BE CONTAINED IN THE BYLAS ADOPTED PURSUANT TO SAID DECLARATION
Recorded: 05/09/2008
Auditor's File No. 200805090149
Said Covenants were modified by document recorded 10/20/2014 as Auditor's File No. 201410200084.
17. TERMS, PROVISIONS, REQUIREMENTS AND LIMITATIONS CONTAINED IN THE WASHINGTON CONDOMINIUM ACT, CHAPTERS 43 AND 428, LAWS OF 1989 (R.C.W. 64.34) AND AS MAYBE THEREAFTER AMENDED.
18. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, PROVISIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:
Recorded: 02/11/2016
Auditor's File No. 201602110081
Regarding: Pipeline Consultation Area

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.

Continued on next page

EXHIBIT B

22-14571-KS

21.

Without limiting, modifying, abridging or negating any provision of the Exclusions From Coverage stated in this Policy or any other exception included in this Schedule B, and as a supplement and addition thereto, this Policy does not insure or provide title insurance coverage directly or indirectly for or against any and all consequences and effects, legal, equitable, practical or otherwise, civil or criminal, of any violation or alleged violation of any United States federal, state, county, municipal or local laws, statutes, ordinances or regulations or any actual or threatened action, court order or mandate for the enforcement thereof, relating to or governing the use, processing, manufacture, growth, possession, distribution, sale or any other activity on, about, or relating to or concerning the land, title thereto or any interest therein, of any Schedule I drug as defined by the United States Controlled Substances Act, including, without limitation, marijuana and/or cannabis, and any component, derivative or product thereof. This Policy insures title only; nothing contained in this Policy shall be construed to insure the subject premises for any particular use.

READ AND CONTENT APPROVED

X S. F. McLaughlin

X _____

Statutory Warranty Deed
LPA 10-05

Order No.: 22-14571-KS

EXHIBIT B

22-14571-KS

21.

Without limiting, modifying, abridging or negating any provision of the Exclusions From Coverage stated in this Policy or any other exception included in this Schedule B, and as a supplement and addition thereto, this Policy does not insure or provide title insurance coverage directly or indirectly for or against any and all consequences and effects, legal, equitable, practical or otherwise, civil or criminal, of any violation or alleged violation of any United States federal, state, county, municipal or local laws, statutes, ordinances or regulations or any actual or threatened action, court order or mandate for the enforcement thereof, relating to or governing the use, processing, manufacture, growth, possession, distribution, sale or any other activity on, about, or relating to or concerning the land, title thereto or any interest therein, of any Schedule I drug as defined by the United States Controlled Substances Act, including, without limitation, marijuana and/or cannabis, and any component, derivative or product thereof. This Policy insures title only; nothing contained in this Policy shall be construed to insure the subject premises for any particular use.

READ AND CONTENT APPROVED

X _____
X _____Statutory Warranty Deed
LPB 10-05

Order No.: 22-14571-KS

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 9642 Padilla Heights Road, Bays 101-106 and 109, Anacortes, WA 98221
Tax Parcel Number(s): P127596/4957-001-101-0000 & P127597/4957-001-102-0000 & P127598/4957-001-103-0000 & P127599/4957-001-104-0000 & P127600/4957-001-105-0000 & P127601/4957-001-106-0000 & P127604/4957-001-109-0000 & P127610/4957-004-001-0000 & P127613/4957-004-004-0000

Property Description:

Units A-101, A-102, A-103, A-104, A-105, A-106, A-109 and Tracts D-1 and D-4 "PADILLA HEIGHTS SUITES, A CONDOMINIUM" as per Survey Map and Set of Plans recorded on May 9, 2008 as Auditor's File no. 200805090148 and as described in that certain Condominium Declaration recorded on May 9, 2008 as Auditor's File No. 200805090149



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 74B.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 S. J. McTaggart
X _____

READ AND CONTENT APPROVED

X _____
X _____



Right to Manage Natural Resource Lands Disclosure

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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 [Signature]

X _____

READ AND CONTENT APPROVED

X _____

X _____