

When recorded return to:
Lincoln Aldridge
Rasar's Edge Holdings, LLC
PO Box 302
Clearlake, WA 98235

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620050737

CHICAGO TITLE
620050737

STATUTORY WARRANTY DEED

THE GRANTOR(S) LZM Holdings, LLC, a Washington limited liability company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Rasar's Edge Holdings, LLC, a Washington limited liability
company

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Lot(s): 2, Short Plat No. SW-SP-0683 in Lot 21, **SEDRO ACREAGE**

Tax Parcel Number(s): P77021 / 4170-000-021-0001

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221180

Mar 25 2022

Amount Paid \$6245.00

Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 9, 2022

LZM Holdings, LLC
A Washington Limited Liability Company

BY: *Eric R. Johnson*
Eric R. Johnson
Managing Member

State of Washington
County of Skaagit

This record was acknowledged before me on 03/23/2022 by Eric R Johnson as Managing Member of LZM Holdings LLC.

Jana K Quinn
(Signature of notary public)

Notary Public in and for the State of Washington
Residing at: Arlington
My commission expires: 06/29/2023

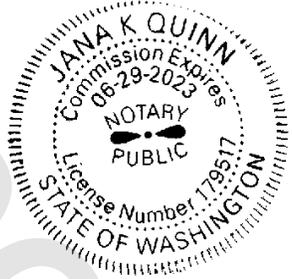


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P77021 / 4170-000-021-0001

Parcel A:

Lot 2, City of Sedro-Woolley Short Plat No. SW-SP-0683, approved November 22, 1983 and recorded November 29, 1983, under Auditor's File No. 8311290020 in Volume 6 of Short Plats, page 100, records of Skagit County, Washington; being a portion of Lot 21, "SEDRO ACREAGE," as per plat recorded in Volume 3 of Plats, page 35, records of Skagit County, Washington.

EXCEPT that portion of said Lot 2, City of Sedro-Woolley Short Plat No. SW-SP-0683, lying Easterly of the following described line:

Beginning at the Northwest corner of Lot 1, of said City of Sedro-Woolley Short Plat No. SW-SP-0683; thence Northerly on the West line of said Lot 1, City of Sedro-Woolley Short Plat No. SW-SP-0683, if extended, to a point along the South line of the Burlington Northern Railroad Right-of-way;

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

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: November 28, 1988
Recording No.: 8811280103
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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: 201805160003
3. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof

Recording Date: December 17, 2019
Recording No.: 201912170096
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Utilities
Recording Date: April 6, 2021
Recording No.: 202104260004
5. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"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,

EXHIBIT "B"Exceptions
(continued)

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."

6. Assessments, if any, levied by Sedro Woolley.
7. City, county or local improvement district assessments, if any.