

WHEN RECORDED RETURN TO:

LBA HOLDING LLC
1415 15th St
Anacortes, WA 98221

GNW 22-15922

STG-47570

Escrow Number: 01348-47570

Filed for Record at Request of: *Premier Title of Island County***STATUTORY WARRANTY DEED**

THE GRANTOR(S), **WW #7, LLC, a Washington Limited Liability Company** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **LBA HOLDING LLC, a limited liability company** the following described real estate, situated in the County of Skagit, State of Washington:
SEE EXHIBIT "A" ATTACHED HERETO

Subject to: Easements, Reservations, Covenants, Conditions, Restrictions, and Agreements of Record.

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, 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.

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

~~Lot 1 and 2, Block 118, City of Anacortes~~ Lot 4, Skyline No. 6

Tax Parcel Number(s): 3822-000-004-0006 and P59391

LPB 10-05(r)
Page 1 of 3SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222344

Jun 06 2022

Amount Paid \$4965.00

Skagit County Treasurer

By Lena Thompson Deputy

Dated: June 3rd, 2022

WW #7, LLC
By Wildwood Capital Investments, LLC, Member

Theresa Stevens
Theresa Stevens, Manager

John W. Stevens IV
John W. Stevens IV, Manager

State of Washington

) ss.

County of Island

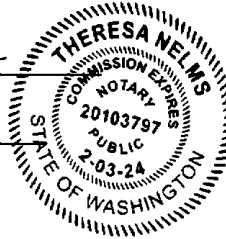
This record was acknowledged before me on June 3, 2022 by Theresa Stevens, the Manager of Wildwood Capital Investments, LLC, Member of WW #7, LLC.

(Stamp)

Printed name: Theresa Nelms

Notary Public

My appointment expires: Feb 3 2024

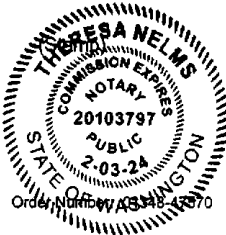


State of Washington

) ss.

County of Island

This record was acknowledged before me on June 3, 2022 by John W. Stevens IV, the Manager of Wildwood Capital Investments, LLC, Member of WW #7, LLC.



Printed name: Theresa Nelms

Notary Public

My appointment expires: Feb 3 2024

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 4, Skyline No. 6, according to plat thereof recorded in Volume 9 of Plats, page 64, records of Skagit County, Washington.

Situate in Skagit County, Washington.