

When recorded return to:  
Pease Road Northwest LLC  
Michael McDaniel  
919 East College Way  
Mount Vernon, WA 98273  
**FIDELITY NATIONAL TITLE**  
**MAJOR ACCOUNTS**  
**22001621-NCS**  
**CTT 620052104**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20222874  
Jul 12 2022  
Amount Paid \$20465.00  
Skagit County Treasurer  
By Kaylee Oudman Deputy

Filed for record at the request of:



5006 Center Street, Suite J  
Tacoma, WA 98409

Escrow No.: 22001621-NCS

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Gregory R. Greenfield, Trustee of The Greenfield Family Trust, dated November 17, 2016

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other good and valuable consideration in hand paid, conveys, and warrants to Pease Road Northwest LLC, a Washington limited liability company

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

The East 264 feet of the South 825 feet of the Southwest ¼ of the Southwest ¼ of Section 5, Township 34 North, Range 4 East, W.M.,

EXCEPT the following described tract:

Beginning at the Southeast corner of the Southwest ¼ of the Southwest ¼ of said Section 5;  
thence West 264 feet;  
thence North 530 feet;  
thence East 280 feet;  
thence South 530 feet;  
thence West 16 feet to the point of beginning,

ALSO EXCEPT the following described tract:

Beginning at the Northeast corner of said East 264.00 feet of the South 825.00 feet;  
thence South 0°30'59" East along the East line of said Southwest ¼ of the Southwest ¼ for a distance of 152.35 feet;  
thence North 18°35'55" West for a distance of 36.19 feet to a point of curvature;  
thence along the arc of said curve to the right, concave to the Northeast, having a radius of 380.00 feet, through a central angle of 18°04'56" an arc distance of 119.93 feet to a point of tangency;  
thence North 0°30'59" West for a distance of 0.63 feet, more or less, to the North line of said South 825.00 feet of the Southwest ¼ of the Southwest ¼ at a point bearing North 89°18'30" West from the point of beginning;  
thence South 89°18'30" East along said North line for a distance of 30.01 feet, more or less, to the point of beginning.

Situate in the County of Skagit, State of Washington.

Ptn. SW SW, 5-34-4E, W.M.

Tax Parcel Number(s): P23564 / 340405-3-001-0004

Subject to:

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

Granted to: City of Burlington  
Purpose: Utilities, ingress and egress  
Recording Date: February 18, 1983  
Recording No.: 8302180019

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: 8401270029

3. 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: 9806240100

4. 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." herein.

5. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

6. MEMORANDUM OF LEASE, INCLUDING TERMS & CONDITIONS THEREOF:

Lessor: Gregory R. Greenfield and Dawn D. Greenfield, husband and wife  
Lessee: Pacific Party Canopies, Inc., a Washington corporation  
Dated: May 31, 2005  
Lease Dated: April 1, 2005  
Terms: 252 months, commencing April 1, 2005 and terminating April 1, 2026  
Recorded: June 9, 2005  
Auditor's No.: 200506090072

Dated:

Gregory R. Greenfield, Trustee of The Greenfield Family Trust, dated November 17, 2016

BY: Gregory R. Greenfield  
TrusteeState of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Gregory R. Greenfield is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Trustee of The Greenfield Family Trust, dated November 17, 2016 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 7.8.2022Name:   
OSCAR E. OXFORDNotary Public in and for the State of WAResiding at: WashoulaMy appointment expires: 7.25.2023