



**202207290044**

07/29/2022 10:37 AM Pages: 1 of 5 Fees: \$207.50  
Skagit County Auditor

**When recorded return to:**

David Miller  
Miller ME Holdings, Inc.  
29415 Huntingdon Rd  
Abbotsford, BC Canada V4X2K3

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2022 3114  
JUL 29 2022

Amount Paid \$ 51,805 -  
Skagit Co. Treasurer  
By LT Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**

6200 52160

Escrow No.: 620052160

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Hinton Riverside, LLC, a Washington limited liability company, which acquired title as Hinton Family, 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 Miller ME Holdings, Inc., a Tennessee Corporation

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.)

Ptn. NW NW, 17-34-4E, W.M.

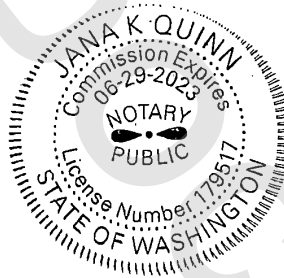
Tax Parcel Number(s): P25918 / 340417-2-008-0005

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 27, 2022

Hinton Riverside, LLC  
a Washington limited liability companyBY: Susan K. Hinton  
Susan K. Hinton  
Authorized MemberState of Washington  
County of SkagitThis record was acknowledged before me on 07/28/2022 by  
Susan K. Hintonas Authorized Member of  
Hinton Riverside LLCJana K. Quinn  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 06/29/2023

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P25918 / 340417-2-008-0005**

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That portion of the Northwest quarter of the Northwest quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian, lying Southerly of the County Road along the North line thereof, lying Easterly of Old Highway 99 along the West line thereof, lying Northerly of a 60 foot strip conveyed to the City of Mount Vernon by deed dated July 3, 1959 and recorded July 10, 1959, as Auditor's File No. 582951 and lying Westerly of the West line (and Southerly extension of said West line) of a tract conveyed to Keith S. Johnson, etal, by deed dated October 9, 1957 and recorded October 15, 1957, under Auditor's File No. 557246, records of Skagit County, Washington.

Except that portion deeded to the City of Mount Vernon by deed recorded under Auditor's File No. 8511050003.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

**PARCEL B:**

A strip of land 10 feet in width lying Easterly of and adjacent to the East line of that certain tract in the Northwest quarter of the Northwest quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian, conveyed to Hinton Oldsmobile - G.M.C. Truck, Inc., a corporation, by deed dated May 28, 1968, recorded June 3, 1968, under Auditor's File No. 714268.

Excepting from parcels "A" and "B" above described, those portions deeded to the City of Mount Vernon by instrument recorded March 28, 2008, under Auditor's File No. 200803280001, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

**EXHIBIT "B"**

## Exceptions

1. City of Mount Vernon Ordinance No. 3039, including the terms, covenants and provisions thereof  
  
Recording Date: February 28, 2001  
Recording No.: 200102280075
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Energy, Inc.  
Purpose: Underground electric transmission and/or distribution system  
Recording Date: October 16, 2017  
Recording No.: 201710160200
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Public Utility District No. 1 of Skagit County  
Purpose: Utilities  
Recording Date: April 12, 2018  
Recording No.: 201804120006
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."
5. Assessments, if any, levied by Mount Vernon.

**EXHIBIT "B"**Exceptions  
(continued)

6. City, county or local improvement district assessments, if any.
7. 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.
8. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document

Entitled: Memorandum of Lease  
Lessor: Hinton Family, LLC., xawllc  
Lessee: Harbor Freight Tools USA, Inc. a Delaware limited liability company  
Recording Date: April 11, 2016  
Recording No.: 201604110124

Amended and restated under Recording No. 201702140032