

When recorded return to:
Erik Juliet
Green Refuge LLC
PO BOX 2612
Helendale, CA 92342

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620052320

CHICAGO TITLE

620052320

STATUTORY WARRANTY DEED

THE GRANTOR(S) Daniel Arthur Royal and Lindsey Lynnea Royal, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Green Refuge LLC, a 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.)

PTN GOVT 4, 25-35-9

Tax Parcel Number(s): P44659 / 350925-0-012-0106, P44663 / 350925-0-016-0003

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

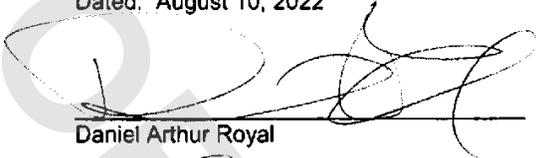
Affidavit No. 20223362

Aug 15 2022

Amount Paid \$2405.00
Skagit County Treasurer
By Josie Bear Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 10, 2022



Daniel Arthur Royal



Lindsey Lynnea Royal

State of Washington

County of King



(Signature of notary public)

Notary Public in and for the State of Washington

My appointment expires: July 5, 2023



STATUTORY WARRANTY DEED
(continued)

Dated: August 10, 2022

Daniel Arthur Royal



Lindsey Lynnea Royal

State of Washington CA

County of King CA

(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

Attached to and made a part of: Statutory Warranty deed

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Washington)

County of King)

On August 11, 2022 before me, Carey Gindlesperger

personally appeared Lindsey Lynnea Royal who signed the

above-referenced Instrument in my presence and who proved to me on the basis of satisfactory evidence to be the

person(s) whose name(s) ~~is~~ are subscribed to the within Instrument, and acknowledged to me he/~~she~~ they executed

the same in his/~~her~~ their authorized capacity(ies), and that by his/~~her~~ their signature(s) on the instrument the

person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY of PERJURY under the laws of the State of Washington that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature] (Seal)

Name: Carey Gindlesperger
my commission expires:
10-29-25

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P44659 / 350925-0-012-0106 and P44663 / 350925-0-016-0003

PARCEL A (P44659):

THAT PORTION OF GOVERNMENT LOT 4, SECTION 25, TOWNSHIP 35 NORTH, RANGE 9 EAST, W.M. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID GOVERNMENT LOT 4, WHICH LIES S 00°05'16" E, A DISTANCE OF 900 FEET FROM THE NORTHWEST CORNER THEREOF;
 THENCE CONTINUING S 00°05'16" E, A DISTANCE OF 270.00 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO ALVIN E. WILLIAMS BY DEED RECORDED UNDER AUDITOR'S FILE NO. 454190, RECORDS OF SKAGIT COUNTY, WASHINGTON;
 THENCE N 89°54'44" E ALONG THE NORTH LINE OF SAID WILLIAMS TRACT, A DISTANCE OF 275.00 FEET TO THE NORTHEAST CORNER THEREOF;
 THENCE S 00°05'16" E ALONG THE EAST LINE OF SAID WILLIAMS TRACT, A DISTANCE OF 21.74 FEET TO THE RIGHT OF WAY OF HIGHWAY 20 AS CONVEYED BY DEED RECORDED UNDER AUDITOR'S FILE NO. 498238, RECORDS OF SKAGIT COUNTY, WASHINGTON;
 THENCE NORTHEASTERLY ALONG SAID NORTH LINE OF SAID HIGHWAY RIGHT OF WAY, TO A POINT ON THE WEST LINE OF THAT CERTAIN TRACT CONVEYED TO TONY NASER BY DEED RECORDED UNDER AUDITOR'S FILE NO. 245329, IN VOLUME 158 OF DEEDS AT PAGE 250, RECORDS OF SKAGIT COUNTY, WASHINGTON;
 THENCE N 00°05'16" W ALONG THE EAST LINE OF SAID NASER TRACT, A DISTANCE OF 105.31 FEET TO THE NORTHWEST CORNER THEREOF,
 THENCE N 89°54'44" E ALONG THE NORTH LINE OF SAID NASER TRACT, A DISTANCE OF 183.00 FEET TO THE NORTHEAST CORNER THEREOF;
 THENCE N 00°05'16" W, A DISTANCE OF 100.00 FEET;
 THENCE S 89°54'44" W, A DISTANCE OF 580.00 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF GOVERNMENT LOT 4, SECTION 25, TOWNSHIP 35 NORTH, RANGE 9 EAST, W.M. DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF SAID GOVERNMENT LOT 4, WHICH LIES S 00°05'16" E, A DISTANCE OF 900 FEET FROM THE NORTHWEST CORNER THEREOF;
 THENCE N 89°54'44" E, A DISTANCE OF 580.00 FEET;
 THENCE S 00°05'16" E, A DISTANCE OF 85.20 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
 THENCE S 89°33'52" W, A DISTANCE OF 397.81 FEET,
 THENCE S 11°40'42" W, A DISTANCE OF 137.82 FEET;
 THENCE S 81°01'43" E, A DISTANCE OF 108.01 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET;
 THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°32'23", AND AN ARC DISTANCE OF 63.44 FEET TO THE NORTHWESTERLY RIGHT OF WAY OF HIGHWAY 20;
 THENCE NORTHEASTERLY ALONG SAID HIGHWAY RIGHT OF WAY, TO A POINT ON THE EAST LINE OF THAT CERTAIN TRACT CONVEYED TO DONALD L. LALLEMAND AND CECIL J. LALLEMAND BY DEED RECORDED UNDER AUDITOR'S FILE NO. 9303090066, RECORDS OF SKAGIT COUNTY, WASHINGTON;
 THENCE N 00°05'16" W ALONG THE EAST LINE OF SAID LALLEMAND PARCEL, AND THE NORTHERLY PROJECTION THEREOF, A DISTANCE OF 26.60 FEET TO THE POINT OF

EXHIBIT "A"
Legal Description
(continued)

BEGINNING.

AND TOGETHER WITH A TWENTY (20) FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES, OVER, UNDER AND ACROSS A PORTION OF GOVERNMENT LOT 4, SECTION 25, TOWNSHIP 35 NORTH, RANGE 9 EAST, W.M., THE SOUTH LINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF SAID GOVERNMENT LOT 4, WHICH LIES S 00°05'16" E, A DISTANCE OF 900 FEET FROM THE NORTHWEST CORNER THEREOF;
THENCE N 89°54'44" E, A DISTANCE OF 580.00 FEET;
THENCE S 00°05'16" E, A DISTANCE OF 85.20 FEET;
THENCE S 89°33'52" W, A DISTANCE OF 397.81 FEET,
THENCE S 11°40'42" W, A DISTANCE OF 137.82 FEET TO THE POINT OF BEGINNING OF THIS SOUTH LINE DESCRIPTION;
THENCE S 81°01'43" E, A DISTANCE OF 108.01 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET;
THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°32'23", AND AN ARC DISTANCE OF 63.44 FEET TO THE RIGHT OF WAY OF HIGHWAY 20 AND THE TERMINAL POINT OF THIS DESCRIPTION.

PARCEL B (APN P44663):

THAT PORTION OF GOVERNMENT LOT 4, SECTION 25, TOWNSHIP 35 NORTH, RANGE 9 EAST, W.M. DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF SAID GOVERNMENT LOT 4, WHICH LIES S 00°05'16" E, A DISTANCE OF 900 FEET FROM THE NORTHWEST CORNER THEREOF;
THENCE N 89°54'44" E, A DISTANCE OF 580.00 FEET;
THENCE S 00°05'16" E, A DISTANCE OF 85.20 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE S 89°33'52" W, A DISTANCE OF 397.81 FEET;
THENCE S 11°40'42" W, A DISTANCE OF 137.82 FEET;
THENCE S 81°01'43" E, A DISTANCE OF 108.01 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET;
THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°32'23", AND AN ARC DISTANCE OF 63.44 FEET TO THE NORTHWESTERLY RIGHT OF WAY OF HIGHWAY 20;
THENCE NORTHEASTERLY ALONG SAID HIGHWAY RIGHT OF WAY, TO A POINT ON THE EAST LINE OF THAT CERTAIN TRACT CONVEYED TO DONALD L. LALLEMAND AND CECIL J. LALLEMAND BY DEED RECORDED UNDER AUDITOR'S FILE NO. 9303090066, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE N 00°05'16" E ALONG THE EAST LINE OF SAID LALLEMAND PARCEL, AND THE NORTHERLY PROJECTION THEREOF, A DISTANCE OF 26.60 FEET TO THE POINT OF BEGINNING.

AND TOGETHER WITH AN A TWENTY (20) FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES, OVER, UNDER AND ACROSS A PORTION OF GOVERNMENT LOT 4, SECTION

EXHIBIT "A"
Legal Description
(continued)

25, TOWNSHIP 35 NORTH, RANGE 9 EAST, W.M., THE SOUTH LINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF SAID GOVERNMENT LOT 4, WHICH LIES S 00°05' 16" E, A DISTANCE OF 900 FEET FROM THE NORTHWEST CORNER THEREOF;
THENCE N 89°54'44" E, A DISTANCE OF 580.00 FEET;
THENCE S 00°05'16" E, A DISTANCE OF 85.20 FEET;
THENCE S 89°33'52" W, A DISTANCE OF 397.81 FEET;
THENCE S 11°40'42" W, A DISTANCE OF 137.82 FEET TO THE POINT OF BEGINNING OF THIS SOUTH LINE DESCRIPTION;
THENCE S 81°01'43" E, A DISTANCE OF 108.01 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET;
THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°32'23", AND AN ARC DISTANCE OF 63.44 FEET TO THE RIGHT WAY OF HIGHWAY 20 AND THE TERMINAL POINT OF THIS DESCRIPTION.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Relinquishment of access to State Highway Number 20 and of light, view and air by Deed:
Grantee: State of Washington
Recording No.: 497721
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: 9708250012
3. Skagit County Planning & Development Services Lot of Record Certification and the terms and conditions thereof:

Recording Date: May 7, 2018
Recording No.: 201805070154
4. Protected Critical Area Site Plan and the terms and conditions thereof:

Recording Date: September 18, 2018
Recording No.: 201809180071

Said document is re-recorded under recording number 202006190102.
5. 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: 201908300253
6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Energy, Inc., a Washington corporation
Purpose: Ingress, egress and utilities
Recording Date: September 30, 2019
Recording No: 201909300212

EXHIBIT "B"

Exceptions
(continued)

7. 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 Boundary Line Adjustment:

Recording No: 201908300242

and Re-Recording Date: July 9, 2020

and Re-Recording No.: 202007090095

Reason: Corrections in legal descriptions

8. Easement(s) for the purpose(s) shown below and rights incidental thereto as disclosed by document:

Purpose: Ingress, egress and utilities

Recording Date: July 9, 2020

Recording No.: 202007090095 and numerous instruments of record

9. Lot of Record Certification and the terms and conditions thereof:

Recording Date: February 11, 2020

Recording No.: 202002110067

10. Lot of Record Certification and the terms and conditions thereof:

Recording Date: February 11, 2020

Recording No.: 202002110068

11. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Energy, Inc., a Washington corporation

Purpose: Ingress, egress and utilities

Recording Date: September 2, 2020

Recording No: 202009020092

12. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

EXHIBIT "B"Exceptions
(continued)

13. 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."

14. City, county or local improvement district assessments, if any.