

When recorded return to:

Steven Clay Eveland  
1667 Old Highway 99 North  
Bellingham, WA 98229

## STATUTORY WARRANTY DEED

THE GRANTOR(S) NORTHWEST HEMP PRODUCTS LLC, a Washington Limited Liability Company, 2740 Friday Creek Road, Burlington, WA 98233,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Steven Clay Eveland, a married man, as his separate property

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description: Property 1:

Ptn. Lots 4-6, Block 5, PLAT OF ALGER (aka Lot 4 Survey AF# 200207240001)

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P70394

Dated: 9/22/22

NORTHWEST HEMP PRODUCTS LLC, a Washington Limited Liability Company

By: Bryan Estes Member  
Bryan Estes, Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20223922

Sep 23 2022

Amount Paid \$7173.00

Skagit County Treasurer

By Lena Thompson Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 22-15660-KH

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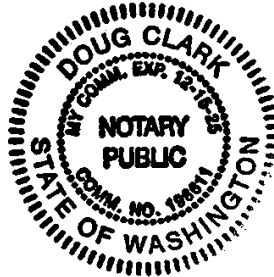
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 22 day of September, 2022 by Bryan Estes as Member of  
NORTHWEST HEMP PRODUCTS LLC.

Doug Clark  
Signature

Notary Public  
Title

My commission expires: 12-15-25



Statutory Warranty Deed  
LPB 10-05

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**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 1667 Old Highway 99 North Road, Bellingham, WA 98229  
Tax Parcel Number(s): P70394

**Property Description:**

That portion of Lot 4, Lot 5 and Lot 6, Block 5, PLAT OF ALGER, SKAGIT COUNTY, WASHINGTON, filed in Volume 4 of Plats, page 9, records of Skagit County, Washington, described as follows:

Commencing at the intersection of the North line of said Lot 6 and the Northeasterly right of way line of Old Highway 99 as shown on Survey filed in Volume 19 of Surveys, at page 190, under Skagit County Auditor's File No. 9710150048, records of Skagit County, Washington;  
thence South 35 degrees 55'58" East along said right of way, a distance of 34.80 feet to the point of beginning of this description;  
thence North 89 degrees 04'51" East parallel with the North line of said Lot 6, a distance of 195.62 feet;  
thence South 36 degrees 40'43" East, a distance of 80.64 feet;  
thence South 22 degrees 49'40" East, a distance of 163.00 feet to the South line of the property shown on said survey;  
thence South 88 degrees 54'18" West along said South line, a distance of 151.45 feet to the Northeasterly right of way line of said Old Highway 99;  
thence North 35 degrees 55'58" West along said right of way line, a distance of 265.11 feet to the point of beginning of this description.

(Also known as Lot 4 of a Survey recorded July 24, 2002, under Auditor's File No. 200207240001, records of Skagit County, Washington.)

Situated in Skagit County, Washington.

**EXHIBIT B**

22-15660-KH

10. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Plat of Alger  
Recorded: October 8, 1912  
Auditor's No.: Volume 4 of Plats, Page 9

11. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Whatcom County Water District No. 12  
And: James D. and Linda S. Ross, husband and wife  
Dated: January 10, 1991  
Recorded: March 28, 1991  
Auditor's No: 9103280035  
Regarding: Sewer service agreement

12. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey  
Recorded: October 15, 1997  
Auditor's No.: 9710150048

13. EASEMENT AND BOUNDARY LINE ADJUSTMENT PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED IN INSTRUMENT:

In Favor Of: Adjacent property  
Recorded: April 18, 2001  
Auditor's No: 200104180093  
For: Ingress, egress and utilities  
Affects: North portion of property

14. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.  
Dated: May 23, 2001  
Recorded: June 1, 2001  
Auditor's No: 200106010015  
Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . ."  
Area Affected: As constructed on the North 35 feet of Lot 5

15. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey  
Recorded: August 24, 2002  
Auditor's No.: 200207240001

Statutory Warranty Deed  
LPB 10-05

Order No.: 22-15660-KH

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