

When Recorded, Return to:

OVENELL ROAD HOLDING, LLC
c/o Business Property Development, LLC
Attn: Carsten Belanich
22020 17th Avenue SE, Suite 200
Bothell, WA 98021

QUITCLAIM DEED

Grantor:	<u>MELAKWA LLC, a Washington limited liability company</u>
Grantee:	<u>OVENELL ROAD HOLDING, LLC, a Washington limited liability company</u>
Legal Description (abbreviated):	<u>PTN NW 1/4 OF SEC 10, TWP 34 N, R 3 E, WM</u>
Full legal description on:	<u>EXHIBIT A</u>
Assessor's Tax Parcel ID #:	<u>P21338/340310-2-002-0108</u>
Reference Nos. of Documents Released or Assigned:	<u>N/A</u>

Grantor, MELAKWA LLC, a Washington limited liability company, in connection with a mere change in identity or form of ownership as described in WAC 458-61A-211(2)(d), hereby conveys and quitclaims to OVENELL ROAD HOLDING, LLC, a Washington limited liability company, the following-described real property, situated in Skagit County, State of Washington (the "Property"), together with all after-acquired title of the Grantor therein:

See Exhibit A attached hereto and made a part hereof.

[Signature Page follows]

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20223970
Date 09/28/2022

DATED this 21st day of SEPTEMBER, 2022.

GRANTOR:

MELAKWA LLC,
a Washington limited liability company

By: [Signature]
Carsten Belanich
Its sole member

STATE OF WASHINGTON

COUNTY OF SNOHOMISH

This quitclaim deed was acknowledged before me on September 21st, 2022 by Carsten Belanich, the sole member of Melakwa LLC, a Washington limited liability company.

TRACY J HOLMAN
Notary Public
State of Washington
License Number 208643
My Commission Expires
June 17, 2023

[Signature]
Signature
NOTARY PUBLIC
My Commission Expires: 06-17-2023

EXHIBIT A

Legal Description

The Land referred to herein below is situated in the County of Skagit, State of Washington, and is described as follows:

That portion of the West 1/2 of Section 10 and the East 1/2 of Section 9, in Township 34 North, Range 3 East, W.M., described as follows:

Commencing at the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 10;

thence North 88 degrees 56'48" West along the North line of said Section 10 a distance of 60.00 feet to the TRUE POINT OF BEGINNING of this description;

thence South 0 degrees 38'44" West parallel with the East line of said Northwest 1/4, a distance of 1342.52 feet to a point on the South line of said Northwest 1/4 of the Northwest 1/4 of Section 10;

thence North 89 degrees 31'58" West a distance of 168.28 feet;

thence South 69 degrees 26'15" West, a distance of 1001.22;

thence North 0 degrees 33'15" East, parallel with the West line of said Section 10, a distance of 1733.10 feet to a point on the North line of Section 10, which is 148.00 feet from the Northwest corner of Section 10;

thence South 88 degrees 56'48" East along the North line of Section 10, a distance of 1104.46 feet to the True Point of Beginning.

EXCEPT that portion thereof if any lying within the right-of-way of Ovenell Road along the North line thereof.

TOGETHER WITH Easement No. 1:

A non-exclusive easement for road purposes over and across a strip of land 30 feet in width, being 15 feet on each side of a line described as follows:

Beginning at the Southeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 9, Township 34 North, Range 3 East, W.M.;

thence North 57 degrees 19'30", West 533.50 feet;

thence South 29 degrees 36' West 145.20 feet to the TRUE POINT OF BEGINNING of this description;

thence continue South 29 degrees 36' West 204.83 feet;

thence South 1 degree 32'30" East to the point of intersection with the Northerly line of the Great Northern Railway right of way and the terminal point of said line.

ALSO TOGETHER WITH Easement No. 2:

A non-exclusive easement for ingress, egress and utility purposes over and across a 60 foot strip of land described as follows:

Beginning at the Southwest corner of the Tract "B" as shown on Survey in Book 3 of Surveys, page 59;

thence North 0 degrees 33'15" East along the West line of said Tract "B", a distance of 60 feet;

thence North 89 degrees 26'45" West a distance of 60 feet;

thence South 0 degrees 33'15" West a distance of 600.08 feet;

thence South 66 degrees 55'36" East a distance of 185.89 feet;

thence 136.94 feet along the arc of a tangent curve to the right having a radius of 120 feet and a central angel of 65 degrees 23'06";

thence South 1 degree 32'30" East 67 feet to the South line of that certain tract of land as conveyed to Warren R. Good and Viola M. Good, husband and wife, by instrument dated July 29, 1965 and recorded August 9, 1965 under Auditor's File No. 670057 records of Skagit County;

thence North 89 degrees 3'40" East along said South line 60 feet;

thence North 1 degree 32'30" West 68.13 feet;

thence 205.41 feet along the arc of a tangent curve to the left having a radius of 180 feet and a central angle of 65 degrees 23'06";

thence North 66 degrees 55'36" West a distance of 145.82 feet to the Southwest corner of that certain tract of land as conveyed to Eugene A. Pearce by instrument recorded under Auditor's File No. 778342, records of Skagit County; thence North 0 degrees 33'15" East along the West line of said Pearce Tract 500 feet to the Point of Beginning.

AND ALSO TOGETHER WITH Easement No. 3:

A non-exclusive easement for road and utility purposes over, under and through a 60 foot strip of land described as follows:

Commencing at the Northeast corner of Section 9, Township 34 North, Range 3 East, W.M.;

thence South 89 degrees 48'29" West along the North line of said Section 9 a distance of 26.42 feet;

thence South 9 degrees 33'12" West, a distance of 1793.48 feet to the Point of Beginning of this description;

thence south 50 degrees 24'26" West, a distance of 423.24 feet;

thence South 89 degrees 32'40" West, a distance of 229.23 feet to the point of curvature of a curve to the right having a central angel of 35 degrees 17'43" and a radius of 170 feet;

thence Westerly along said curve a distance of 104.72 feet to the point of curvature of a curve to the left having a central angel of 93 degrees 08'49" and a radius of 110 feet;

thence Westerly along said curve a distance of 178.83 feet;

thence South 89 degrees 32'40" West, a distance of 15.85 feet to the Southwest corner of Tract "B", described above); thence North 0 degrees 33'15" East, a distance of 73.01 feet to a point on a curve to the right having a central angle of 74 degrees 36'20" and a radius of 170 feet, the radius point of which bears South 39 degrees 45'58" East;
thence Easterly along said curve a distance of 221.36 feet to the point of curvature of a curve to the left having a central angel of 35 degrees 17'43" and a radius of 110 feet;
thence Easterly along said curve a distance of 67. 76 feet;
thence North 89 degrees 32'40" East, a distance of 129.70 to the point of curvature of a curve to the left having a central angle of 39 degrees 08'14" and a radius of 220 feet;
thence Easterly along said curve a distance of 150.28 feet;
thence North 50 degrees 24'26" East, a distance of 374.31 feet to the West line of Tract "A" of the above referenced Survey in Book 3 of Surveys, Page 59;
thence South 0p degrees 33'12" West a distance of 78.49 feet to the point of beginning.