

When recorded return to:

Mina Properties VI, LLC  
1418 Market Street  
Kirkland, WA 98033

GNW 22-16318

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Patrick Road LLC, a Washington Limited Liability Company, 9850 Samish Island Road, Bow, WA 98232,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Mina Properties VI, LLC, a Washington Limited Liability Company

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:  
Section 24, Township 35 North, Range 4 East, Ptn. NE NW

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): P90024 & P134086

Dated: 11/4/22

Patrick Road LLC, a Limited Liability Company

By: Patrick A. Rimmer  
Patrick Rimmer, Managing member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20224505  
Nov 04 2022  
Amount Paid \$16905.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 22-16318-KH

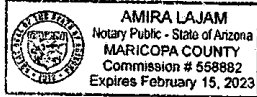
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STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 2/4<sup>th</sup> day of November, 2022 by Patrick Rimmer as Managing member of Patrick Road LLC.

*Amira Lajam*  
Signature

Notary  
Title



My commission expires: 02/15/2023

**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 201 East Jones Road, Sedro-Woolley, WA 98284  
Tax Parcel Number(s): P90024

**Property Description:**

That part of the Northeast quarter of the Northwest quarter of Section 24, Township 35 North, Range 4 East, W.M., lying West of the Northern Pacific Railway right-of-way and South of the Puget Sound and Baker River Railway right-of-way;

TOGETHER WITH that portion of the Northeast quarter of the Northwest quarter of Section 24, Township 35 North, Range 4 East, W.M. described as follows:

Beginning at the northeast corner of that certain tract conveyed by Patrick A. Rimmer Family Limited Partnership to the City of Sedro-Woolley by deed filed under Skagit County Auditors File No. 200912220005; thence N 2°42'09"W, a distance of 57.45 feet; thence S 88°22'21"W, a distance of 70.53 feet; thence S 2°25'31"E, a distance of 194.38 feet to a point on the north line of Michael Street at a curve concave to the northwest which radius point lies N 17°47'52"W, a distance of 15.50 feet; thence northeasterly along said curve through a central angle of 74°54'04", and an arc distance of 20.26 feet to a point on the west line of Patrick Street; thence N 2°42'11"W along the west line of Patrick Street, a distance of 120.62 feet to the northwest corner of said City of Sedro-Woolley parcel; thence N 87°17'51"E, a distance of 60.00 feet to the point of beginning. EXCEPT ditch rights-of-way;

ALSO EXCEPT road rights-of-way including those known as the Sapp Road and the East Jones Road along the Easterly and North lines thereof.

AND EXCEPT that portion conveyed to the City of Sedro Woolley by deed recorded November 25, 2008 under Auditor's File No. 200811250087.

AND EXCEPT the that portion of the Northeast quarter of the Northwest quarter of Section 24, Township 35 North, Range 4 East, W.M. described as follows:

Commencing at the northeast corner of Lot 4, Block 1, Moore's Addition to Woolley, as per plat recorded in Volume 2 of Plats, page 62, records of Skagit County, Washington; running thence east along the north lines of Block 1 and 2, a distance of 355 feet to the point of beginning of this description; thence north and parallel with the west line of the northeast quarter of the northwest quarter, a distance of 245 feet; thence west and parallel with the north line of Moore's Addition, a distance of 284.47 feet; thence south and parallel with the west line of the northeast quarter of the northwest quarter, a distance of 341.73 feet to a curve concave to the east which radius point lies N 78°57'09"E, a distance of 74.50 feet; thence southeasterly along said curve through a central angle of 31°41'04", and an arc distance of 41.20 feet to a point on the north line of State Route 20; thence N 87°55'35"E along said north line, a distance of 255.51 feet; thence N 2°26'37"W, a distance of 136.81 feet; thence N 88°22'21"E, a distance of 5.35 feet to the point of beginning.

Situate in Skagit County, Washington.

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**EXHIBIT B**  
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10. "Any invalidity, unenforceability, lack of priority, adverse claim, or other matter created by or arising out of the recording of copies of electronic original documents in the Public Records."

11. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey for Les Schwab Tire Centers of WA Inc. recorded January 17, 2018 as Auditor's File No. 201801170036.

12. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Drainage District No. 14

Dated: February 15, 1935

Recorded: February 26, 1935

Auditor's No. 267764

Purpose: "...construct...maintain, repair and operate said drainage ditch..." Area Affected: Northwesterly corner of the subject property

13. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1

Dated: August 15, 1955

Recorded: August 16, 1955

Auditor's No. 522565

Purpose: "...to lay, maintain, operate, relay and remove waterlines..."

Area Affected: Easterly 20 feet

14. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Patrick A. Rimmer Family LLC

Recorded: August 16, 2011

Auditor's No. 201108160017

Purpose: Storm Water Retention

Area Affected: The South 110 Feet

15. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., a Washington Corporation

Dated: June 13, 2011

Recorded: June 20, 2011

Auditor's No.: 201106200159

Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

16. Provisions and matters regarding a boundary line adjustment set forth on document recorded under Auditor's File No. 201712220040.

17. SAID LANDS HAVE BEEN RECLASSIFIED FOR TAX PURPOSES, NOTICE OF WHICH IS GIVEN BY INSTRUMENT AS HEREIN SET FORTH. THEY WILL BE SUBJECT TO FURTHER TAXATION AND INTEREST THEREUPON AS PROVIDED BY CHAPTER 84.33 AND 84.34 R.C.W. UPON WITHDRAWAL FROM SUCH CLASSIFICATION OR CHANGE IN USE.

Reclassified As: Farm and Agricultural Recorded: February 1, 1980 Auditor's No.: 8002010025 Note: Due to tax classification shown hereinabove, the Skagit County Assessor requires that a separate "Notice of Continuance" accompany ALL Real Estate Excise Tax Affidavits requesting a continuance, AND that a separate Statutory Warranty Deed

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"Check List" accompany ALL affidavits for either continuances or violations. An "Open Space Farm and Agriculture Verification of Income Form" must accompany ALL Real Estate Excise Tax Affidavits for transfers of "Farm and Agricultural Land" that is less than 20 acres. A Timber Management Plan may be required to accompany Real Estate Tax Affidavits for transfers of "Timber Land." If the separate "Notice of Continuance" is not signed, all compensating or additional tax shall be due and payable at the time of sale. The County Assessor must be consulted at least 15 days prior to sale to determine the applicability and amount of any compensating or additional taxes.

18. Unrecorded leaseholds, if any, rights of vendors and chattel mortgagees of personal property, and rights of tenants to remove trade fixtures at the expiration of term.