

When recorded return to:

Wendy Lynn Clark
Trandoshan Ballet LLC
11697 McCorkel Pl
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620051669

CHICAGO TITLE

620051669

STATUTORY WARRANTY DEED

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224573

Nov 10 2022

Amount Paid \$7765.00
Skagit County Treasurer
By Lena Thompson Deputy

THE GRANTOR(S) Manu Forti, 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 Trandoshan Ballet LLC, A Texas Limited Liability Company

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

Lots 3 and 4, Block 21, CITY OF ANACORTES, as per plat recorded in Volume 2 of Plats, Page 4,
records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P54980 / 3772-021-004-0002

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 31, 2022

Manu Forti, LLC

BY: [Signature]
Gregory S. McKee
Managing Manager

BY: [Signature]
Jonah O. McKee
Manager

BY: _____
Danielle E. Lindbo-Ward
Manager

State of Washington
County of King

This record was acknowledged before me on November 7, 2022 by Jonah O. McKee,
Manager of Manu Forti, LLC.

[Signature]
(Signature of notary public) Carey Gindlesperger
Notary Public in and for the State of Washington
My appointment expires: 10-29-25



STATUTORY WARRANTY DEED
(continued)

Dated: October 31, 2022

Manu Forti, LLC

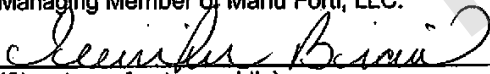
BY: 
Gregory S. McKee
Managing Manager

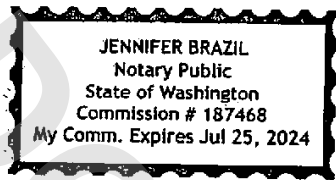
BY: _____
Jonah O. McKee
Manager

BY: _____
Danielle E. Lindbo-Ward
Manager

State of Washington
County of Skagit

This record was acknowledged before me on November 10, 2022 by Gregory S. McKee,
Managing Member of Manu Forti, LLC.


(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 7-25-2024



STATUTORY WARRANTY DEED
(continued)

Dated: October 31, 2022

Manu Forti, LLC

BY: _____
Gregory S. McKee
Managing Manager

BY: _____
Jonah O. McKee
Manager

BY: Danielle E. Lindbo-Ward
Danielle E. Lindbo-Ward
Manager

State of WA

County of Kitsap

This record was acknowledged before me on 11/9/2022 by Danielle E. Lindbo-Ward, Manager of Manu Forti, LLC.

[Signature]
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 10/18/2025

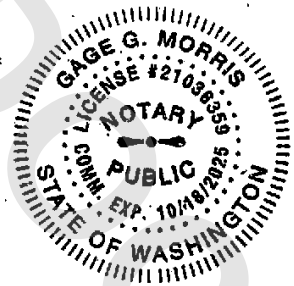


EXHIBIT "A"
Exceptions

1. Assessments, if any, levied by Anacortes.
2. City, county or local improvement district assessments, if any.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

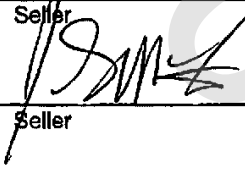
The following is part of the Purchase and Sale Agreement dated August 12, 2022
between Trandoshan Ballet, LLC ("Buyer")
Buyer Buyer
and Manu Forti LLC ("Seller")
Seller Seller
concerning 907 7th Street Anacortes WA 98221 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

<small>Authenticator</small> <u>Natalie Kathleen Clark</u> Buyer	<u>08/12/2022</u> Date	<small>Authenticator</small> <u>Manu Forti, LLC Gregg McKee, Managing Member</u> Seller	<u>08/13/22</u> Date
<small>Authenticator</small> <u>Wendy Lynn Clark</u> Buyer	<u>08/12/2022</u> Date	 Seller	<u>11/7/2022</u> Date