

When recorded return to:
Valerly Karcha,
7015 65th Avenue
Lakewood, WA 98499

Filed for record at the request of:



1142 Broadway, Suite 200
Tacoma, WA 98402

Escrow No.: 214213-NCS
CTI 500053804A

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224883

Dec 14 2022

Amount Paid \$111305.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Signal Hill Family Limited Partnership, a California limited partnership
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Scimitar Ridge Ranch LLC, a Washington 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 SE 06-34-2E, W.M. and Blocks 3 through 5, Campbell Lake Add

Tax Parcel Number(s): P20035/340206-4-005-0207, P119162/340206-4-005-0300,
P20034/340206-4-005-0116, P60748/3842-004-024-0000,
P60745/3842-003-012-0006, P60747/3842-003-024-0002,
P60749/3842-005-024-0007, , ,

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: December 7, 2022

Signal Hill Family Limited Partnership,
a California limited partnership

By: Signal Hill Operating Inc,
General Partner

By: *Craig Barto*
Craig Barto
President

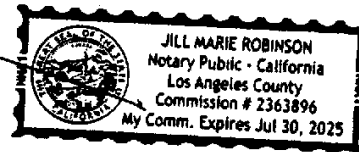
State of California
County of Los Angeles

See Attached

I certify that I know or have satisfactory evidence that Craig Barto is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they was authorized to execute the instrument and acknowledged it as President of Signal Hill Operating Inc., to be free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12/7/22

Name: Jill Marie Robinson
Notary Public in and for the State of California
Residing at: 2633 CLEVELAND ST, CA
My appointment expires: JULY 30, 2025



STATUTORY WARRANTY DEED
(continued)State of California
County of Los Angeles

I certify that I know or have satisfactory evidence that Craig Barto is/are the person~~al~~ who appeared before me, and said person~~al~~ acknowledged that he/~~she~~/they signed this instrument, on oath stated that he/~~she~~/they was authorized to execute the instrument and acknowledged it as President of Signal Hill Operating Inc., to be free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12/7/22Name: Jill Marie RobinsonNotary Public in and for the State of CaliforniaResiding at: 2433 Cherry St CAMy appointment expires: July 30, 2025

EXHIBIT "A"
Legal Description

PARCEL A: P20035

The West Half of the Southeast Quarter of the Southeast Quarter of Section 6, Township 34 North, Range 2 East of the Willamette Meridian.

Situated in Skagit County, Washington.

PARCEL B: P119162, P20034

The East half of the Southeast quarter of the Southeast quarter of Section 6, Township 34 North, Range 2 East of the Willamette Meridian.

Except the following described Tract;

BEGINNING at the Southeast corner of said Section 6;

Thence North 87° 47' 14" West, along the South line of said Section, 124.00 feet;

Thence North 02° 06' 55" East, 1276.11 feet;

Thence North 21° 52' 35" West, 40.45 feet, to the North line of said Southeast quarter of the Southeast quarter;

Thence South 87° 59' 28" East, along said North line, 140.45 feet to the East line of said Section;

Thence South 02° 06' 55" West, along said East line, 1313.54 feet to the point of beginning.

Situated in Skagit County, Washington.

PARCEL C: P60745, P60747, P60748, P60749

Blocks 3, 4, and 5, LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, page 88, records of Skagit County, Washington;

TOGETHER WITH vacated Streets adjacent.

Situated in Skagit County, Washington.

EXHIBIT "B"

Exceptions

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

SPECIAL EXCEPTIONS

1. Easement, including the terms and conditions thereof, granted by instrument
 Recorded: March 27, 1992
 Recording No.: 9203270121, records of Skagit County, WA
 In favor of: Cascade Natural Gas Corporation
 For: Pipelines
2. Easement, including the terms and conditions thereof, granted by instrument
 Recorded: February 14, 1997
 Recording No.: 9702140107, records of Skagit County, WA
 For: Ingress, egress and utilities
- NOTE: Said instrument is a rerecord of Recording No. 9606300090.
3. Easement, including the terms and conditions thereof, granted by instrument
 Recorded: October 8, 1984
 Recording No.: 8410080065, records of Skagit County, WA
 In favor of: Puget Sound Power and Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances
4. Easement, including the terms and conditions thereof, granted by instrument
 Recorded: October 8, 1984
 Recording No.: 8410080066, records of Skagit County, WA
 In favor of: Puget Sound Power and Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances
5. Easement, including the terms and conditions thereof, granted by instrument
 Recorded: July 23, 1991
 Recording No.: 9107230064, records of Skagit County, WA
 In favor of: Puget Sound Power and Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances
6. Easement, including the terms, covenants, and provisions thereof, together with the necessary appurtenances granted by instrument
 Recorded: October 8, 1984
 Recording No.: 8410080067, records of Skagit County, WA
 To: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line(s), together with necessary appurtenances
7. Easement, including the terms and conditions thereof, granted by instrument
 Recorded: January 14, 1999
 Recording No.: 9901140084, records of Skagit County, WA
 In favor of: Randy S. Previs and Katie L. Previs, husband and wife
 For: Pedestrian and equestrian access
8. Lot of Record Certification including the terms, covenants and provisions thereof
 Recording Date: February 20, 2008
 Recording No.: 200802200003
9. Lot of Record Certification including the terms, covenants and provisions thereof
 Recording Date: February 20, 2008
 Recording No.: 200802200004

EXHIBIT "B"

Exceptions

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

SPECIAL EXCEPTIONS

10. Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: February 20, 2008
Recording No.: 200802200005

11. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof

Recording Date: September 7, 2022
Recording No.: 202209070052

12. Grant of Easement (access), and the terms and conditions thereof:

Recording Date: October 20, 2022
Recording No.: 202210200064

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. Terms and conditions contained in Application for Current Use Classification (entered into pursuant to RCW 84.34); Notice of Approval

Recorded: May 22, 2002
Recording No.: 200205220038, records of Skagit County, Washington
Classification: Forest Land

Continued thereof:

Recording No.: 200210020061
Recording No.: 200210020062
Recording No.: 200411050040
Recording No.: 200612200001
records of Skagit County, Washington

The property described herein may be subject to additional taxes, assessments, interest, and penalties upon withdrawal from said classification or change in use.