

When recorded return to:

Gregory Goldfinch
Aureus LLC
5014 Rucker Ave
Everett, WA 98203

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224905

Dec 15 2022

Amount Paid \$56680.00

Skagit County Treasurer

By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620052760

Escrow No.: 620052760

STATUTORY WARRANTY DEED

THE GRANTOR(S) William John Chowanec and Carolyn Healy Chowanec, Trustees of the Chowanec Revocable Trust, dated March 11, 1994

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Aureus 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.)

Units C and D, Skagit Sound Business Park 1st amended

Tax Parcel Number(s): P129857 / 8081-000-004-0000, P129856 / 8081-000-003-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: December 5, 2022

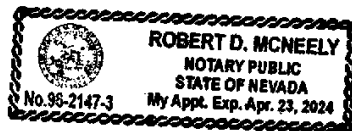
William John Chowanec and Carolyn Healy Chowanec, Trustees of the Chowanec Revocable Trust,
dated March 11, 1994BY: [Signature]
William John Chowanec
TrusteeBY: [Signature]
Carolyn Healy Chowanec
TrusteeState of NEVADACounty of DOUGLASThis record was acknowledged before me on 12/10/2022 by William John
Chowanec and Carolyn Healy Chowanec as Trustee and Trustee, respectively, of William John
Chowanec and Carolyn Healy Chowanec, Trustees of the Chowanec Revocable Trust, dated March
11, 1994.[Signature]
(Signature of notary public)Notary Public in and for the State of NEVADAMy appointment expires: 4/23/2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P129857 / 8081-000-004-0000 and P129856 / 8081-000-003-0000

Units C and D, Skagit Sound Business Park Condominium, a condominium, according to the Declaration thereof, recorded May 3, 2007, under Auditor's File No. 200705030119, and any amendments thereto, and Survey Map and Plans thereof recorded May 3, 2007, under Auditor's File No. 200705030118, and any amendments thereto, Records of Skagit County, Washington

Situate in the County of Skagit, State of Washington

EXHIBIT "B"

Exceptions

1. Skagit County Conditional Agreement- Alternative Sewage System Installation, and the terms and conditions thereof:
 Recording Date: May 19, 1994
 Recording No.: 9405190003

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
 Purpose: Ingress and egress
 Recording Date: August 16, 1994
 Recording No.: 9408160065

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
 In favor of: Puget Sound Power & Light Company
 Purpose: Electric transmission and/or distribution line
 Recording Date: March 14, 1995
 Recording No.: 9503140087

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
 In favor of: Puget Sound Power & Light Company
 Purpose: Electric transmission and/or distribution line
 Recording Date: March 17, 1995
 Recording No.: 9503170095

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat 95-020.

6. Variance, and the terms and conditions thereof:
 Recording Date: October 2, 1995
 Recording No.: 9510020109

7. Matters contained in that certain Road Maintenance Agreement which document, among other things, may provide for liens and charges.

EXHIBIT "B"**Exceptions
(continued)**

Recording Date: May 13, 1996
Recording No.: 9605130079

Reference is hereby made to said document for full particulars.

8. Agreement, and the terms and conditions thereof:

Recording Date: December 22, 1997
Recording No.: 9712220117

9. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat ANA-03-001:

Recording No: 200302130095

10. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: February 14, 2003
Recording No.: 200302140232

11. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: City of Anacortes
Purpose: Sanitary sewage facilities
Recording Date: September 6, 2005
Recording No.: 200509060173

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 30, 2008
Recording No.: 200806300186

12. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

EXHIBIT "B"**Exceptions
(continued)**

Recording No.: 200705030119

Recording No.: 200806300186

13. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey Map and Plans:

Recording No: 200705030118, and amended under Recording No. 200806300187

14. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power & Light Company
 Purpose: Underground electric system
 Recording Date: October 15, 2007
 Recording No.: 200710150143

15. Agreement, and the terms and conditions thereof:

Recording Date: June 2, 2008
 Recording No.: 200806020027

16. 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."

EXHIBIT "B"

**Exceptions
(continued)**

17. Liability, if any, for personal property taxes pursuant to RCW 84.56.070 wherein no sale can be made without prepayment of said tax, including advance tax for the following calendar year.
18. Assessments, if any, levied by City of Anacortes.
19. City, county or local improvement district assessments, if any.