

When recorded return to:

Sedro 26, LLC  
24201 East Knox Lane  
Liberty Lake, WA 99019

207782-LT

## **STATUTORY WARRANTY DEED**

THE GRANTOR(S) **RC Development, LLC, a Washington Limited Liability Company**

for and in consideration of ONE MILLION THREE HUNDRED FIFTY SIX THOUSAND NINE  
HUNDRED FORTY ONE AND 00/100 Dollars (\$1,356,941.00)

in hand paid, conveys, and warrants to **Sedro 26, LLC, a Washington Limited Liability Company**

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

**For Full Legal See Attached "Exhibit A"**

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

LOTS 10 AND 11, SUNSET INDUSTRIAL PARK-S/P SW-01-93 BSP, AF#9406100051

Tax Parcel Number(s): 8003-000-010-0009/P105295 & 8003-000-011-0000/P105296

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record  
including, but not limited to, those shown Land Title Company's Preliminary Commitment No.  
207782-LT.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20235184

Jan 13 2023

Amount Paid \$23213.54

Skagit County Treasurer

By Lena Thompson Deputy

(attached to Statutory Warranty Deed)

Dated: January 9, 2023

RC Development, LLC, a Washington Limited Liability Company

By: Rebecca L. Kirkpatrick

Rebecca L. Kirkpatrick, Formerly known as Rebecca L. Cobb, Member

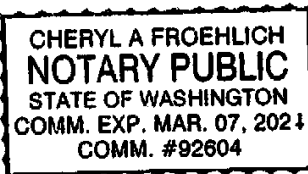
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 11 day of Jan, 2023 by Rebecca L. Kirkpatrick as Member of RC Development, LLC.

[Signature]  
Signature

Notary  
Title

My commission expires: 3-7-24



**Exhibit A****Property 1:****PARCEL A**

LOTS 10 AND 11, OF BINDING SITE PLAN NO. SW-01-93, SUNSET INDUSTRIAL PARK RECORDED IN VOLUME 11 OF SHORT PLATS, PAGES 83 AND 84, UNDER AUDITOR'S FILE NO. 9406100051, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.; AND TRACTS 14 AND 15, "SEDRO ACREAGE", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 35, RECORDS OF SKAGIT COUNTY, WASHINGTON.

**PARCEL B**

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS SUNSET PARK DRIVE, AS SHOWN ON THE FACE OF BINDING SITE PLAN NO. SW-01-93, SUNSET INDUSTRIAL PARK RECORDED IN VOLUME 11 OF SHORT PLATS, PAGES 83 AND 84, UNDER AUDITOR'S FILE NO. 9406100051, RECORDS OF SKAGIT COUNTY, WASHINGTON.

**PARCEL C**

A NON-EXCLUSIVE EASEMENT FOR ACCESS, DRAINAGE AND UTILITIES AS DELINEATED UNDER, OVER AND ACROSS THE EAST 15 FEET OF LOT 12 AND THE EAST 15 FEET OF THE NORTH 30 FEET OF LOT 13, ALL AS SHOWN ON THE FACE OF BINDING SITE PLAN NO. SW-01-93, SUNSET INDUSTRIAL PARK RECORDED IN VOLUME 11 OF SHORT PLATS, PAGES 83 AND 84, UNDER AUDITOR'S FILE NO. 9406100051, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALL SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**Property 2:**