

WHEN RECORDED, RETURN TO:

CHAE LAW FIRM, P.S.
15 S. Grady Way, Suite 410
Renton, Washington 98057SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20235220

Jan 17 2023

Amount Paid \$10.00

Skagit County Treasurer

By Lena Thompson Deputy

NCS-1140997
1ST AM (4)

STATUTORY WARRANTY DEED

*Re Recording to remove
Parcel "B" from
Exhibit "A"*

CHEEMA AND SONS, LLC, a Washington limited liability company, GRANTOR, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration and as part of an IRC Section 1031 Tax Deferred Exchange, to it/her/him/them in hand paid, conveys and warrants to NASIR LLC, a Washington limited liability company, GRANTEE, in fee simple, the following described real estate, situated in the County of SKAGIT, State of Washington:

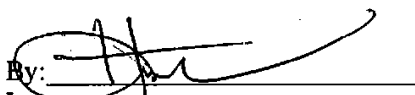
Abbreviated Legal Description: PTN GOV LOT 10, 7-34N-3E, W.M.

Full legal description on page 3 as Exhibit A

Tax Parcel Nos. P21181 / 340307-4-019-0108

AF Number: 202212160160

TOGETHER with all tenements, hereditaments, and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof, SUBJECT only to the covenants, conditions, and restrictions of record.

DATED this 9th day of December 2022.By: 

Its:

Member

202212160160

12/16/2022 03:16 PM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor, WA

WHEN RECORDED, RETURN TO:

CHAF LAW FIRM, P.S.
15 S. Grady Way, Suite 410
Renton, Washington 98057SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20224943
Dec 16 2022
Amount Paid \$214555.00
Skagit County Treasurer
By Josie Bear Deputy

STATUTORY WARRANTY DEED

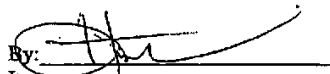
CHEEMA AND SONS, LLC, a Washington limited liability company, GRANTOR, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration and as part of an IRC Section 1031 Tax Deferred Exchange, to it/her/him/them in hand paid, conveys and warrants to NASIR LLC, a Washington limited liability company, GRANTEE, in fee simple, the following described real estate, situated in the County of SKAGIT, State of Washington:

Abbreviated Legal Description: PTN GOV LOT 10, 7-34N-3E, W.M.

Full legal description on page 3 as Exhibit A

**FIRST AM NCS
1140997**Tax Parcel Nos. P21181 / 340307-4-019-0108
P134014

TOGETHER with all tenements, hereditaments, and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof, SUBJECT only to the covenants, conditions, and restrictions of record.

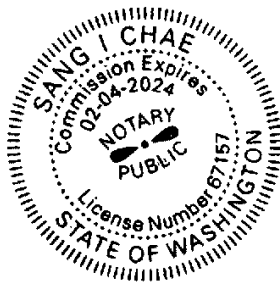
DATED this 14th day of December 2022.By: 
Its: Member

Deed - 1

State of WASHINGTON)
) ss.
County of King)

I certify that I know or have satisfactory evidence that Harvinder S. Gill is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Manager (title) of Cheema and Sons, LLC (name of party on behalf of whom instrument was executed) to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 12 / 9 / 2022



[Signature]
Notary Public in and for the
State of Washington
My commission expires 2-4-24

EXHIBIT A:

PARCEL "A": THAT PORTION OF THE WEST 500 FEET (AS MEASURED ALONG THE SOUTH LINE) OF GOVERNMENT LOT 10, SECTION 7, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., LYING SOUTHERLY OF THAT CERTAIN TRACT OF LAND DESCRIBED AS ITEM NO. 2 IN JUDGMENT AND DECREE OF APPROPRIATION ENTERED AUGUST 6, 1971, IN SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 31913, SAID CAUSE OF ACTION WAS TO CONDEMN SAID LANDS FOR SR 536, MARCH POINT ROAD TO FREDONIA. EXCEPT COUNTY ROAD ALONG THE WEST LINE THEREOF AND ALSO EXCEPT ANY PORTION LYING WITH THE RIGHT-OF-WAY OF DRAINAGE DISTRICT NO. 19 AS DELINEATED ON THE FACE OF SURVEY RECORDED AS SKAGIT COUNTY AUDITOR'S FILE NO. 9605140100. SITUATE IN SKAGIT COUNTY, WASHINGTON.

PARCEL "B": THAT PORTION OF GOVERNMENT LOT 10 IN SECTION 7, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., LYING SOUTHERLY OF THE STATE HIGHWAY RIGHT-OF-WAY; EXCEPT COUNTY ROAD RIGHTS-OF-WAY; EXCEPT DRAINAGE DISTRICT NO. 19 RIGHT-OF-WAY DELINEATED ON THE FACE OF SURVEY RECORDED AS SKAGIT COUNTY AUDITOR'S FILE NO. 9605140100; AND ALSO EXCEPT THE FOLLOWING DESCRIBED TRACT: THAT PORTION OF THE WEST 500 FEET (AS MEASURED ALONG THE SOUTH LINE) OF GOVERNMENT LOT 10 IN SECTION 7, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M. LYING SOUTHERLY OF THAT CERTAIN TRACT OF LAND DESCRIBED AS ITEM NO. 2 IN JUDGMENT AND DECREE OF APPROPRIATION ENTERED AUGUST 6, 1971 IN SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 31913 TO CONDEMN LANDS FOR SR536, MARCH POINT ROAD TO FREDONIA. TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, ACROSS AND UNDER A 30-FOOT WIDE PORTION OF SAID GOVERNMENT LOT 10, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF SAID PARCEL B; THENCE NORTH 01° 49' 00" EAST, A DISTANCE OF 95.33 FEET TO THE POINT OF BEGINNING OF THIS CENTERLINE DESCRIPTION; THENCE NORTH 88° 49' 15" WEST TO THE EASTERLY RIGHT-OF-WAY LINE OF THE LACONNER-WHITNEY ROAD; SAID POINT BEING THE TERMINUS OF THIS LINE DESCRIPTION. SITUATE IN SKAGIT COUNTY, WASHINGTON

not a part

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File#2022007.007