

## AFTER RECORDING MAIL TO:

LKA Investments, LLC  
1320 E Moore Street  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20236164  
Apr 17 2023  
Amount Paid \$458730.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for Record at Request of:  
First American Title Insurance Company

*Space above this line for Recorders use only*

**STATUTORY WARRANTY DEED**

File No: **4221-4031431 (TRS)**

Grantor(s): **Campbell 1, LLC, a Washington limited liability company**  
Grantee(s): **LKA Investments, LLC, an Oregon limited liability company, as to an undivided 91% interest and Skagit Storage, LLC, a Washington limited liability company, as to an undivided 9% interest**  
Abbreviated Legal: **Section 19, Township 35 North, Range 5 East - NE NW & Section 18, Township 35 North, Range 5 East - SE SW**  
Additional Legal on page:  
Assessor's Tax Parcel No(s): **P39548/350519-0-099-0005 and P133765/350518-3-002-0106**

*GNWT 23-17642.TB*

**THE GRANTOR(S) Campbell 1, LLC, a Washington limited liability company** for and in consideration of **Ten Dollars and other Good and Valuable Consideration,, as part of an IRS 1031 Tax Deferred Exchange** in hand paid, conveys and warrants to **LKA Investments, LLC, an Oregon limited liability company, as to an undivided 91% interest and Skagit Storage, LLC, a Washington limited liability company, as to an undivided 9% interest**, the following described real estate, situated in the County of Skagit, State of Washington.

**LEGAL DESCRIPTION:** Real property in the County of Skagit, State of Washington, described as follows:

**That portion of the Northeast quarter of the Northwest quarter of Section 19, Township 35 North, Range 5 East, W.M., described as follows:**

**Beginning at a point on the North line of said subdivision which lies North 88°35'14" West, a distance of 580.00 feet from the Northeast corner of said subdivision to the true point of beginning; thence South 1°20'06" West, a distance of 279.40 feet; thence South 88°39'54" East, a distance of 188.00 feet; thence South 1°20'06" West, a distance of 13.14 feet; thence South 88°39'54" East, a distance of 14.52 feet; thence South 35°38'07" East, a distance of 123.37 feet to the North right of way line of State Route 20; thence North**

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0005

Statutory Warranty Deed  
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**54°21'53" East along said right of way, a distance of 155.77 feet; thence North 1°24'46" East, a distance of 296.88 feet to a point on the North line of said subdivision; thence North 88°35'14" West, a distance of 401.57 feet to the point of beginning.**

**Together with that portion of the East half of the Southwest quarter of Section 18, Township 35 North, Range 5 East, W.M., described as follows:**

**Beginning at the Southeast corner of said subdivision; thence North 88°35'14" West along the South line of said subdivision, a distance of 656.57 feet to the Southeast corner of the Plat of Knowlton's First Addition per plat recorded under Auditor's File No. 535315, records of Skagit County, Washington; thence North 1°27'05" East along the East line of said plat, a distance of 336.01 feet; thence South 88°35'14" East, a distance of 639.81 feet to the East line of said subdivision; thence South 1°24'18" East, a distance of 336.42 feet to the point of beginning.**

**Situate in Skagit County, Washington.**

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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Statutory Warranty Deed  
- continued

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Dated: 4.17.23Campbell 1, LLC, a Washington limited liability  
companyBy: Lance Campbell member  
Name: Lance Campbell  
Title: authorized signorSTATE OF Washington )  
COUNTY OF ~~Skagit~~ Snohomish )-ssThis record was acknowledged before me on April 17, 2023 by **Lance Campbell as authorized signor of Campbell 1, LLC.**

Notary Public

My commission expires: 7/28/25