

When recorded return to:
Dorothy A. Piazza
Save On Storage LLC
918 South 38th Place
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20237118
Jun 30 2023
Amount Paid \$65920.00
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

Escrow No.: 620054246

CHICAGO TITLE
620054246

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael E. Pegram, a married person and ROMI, a General Partnership
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Save On Storage 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 NE NE, 18-34-4E, W.M.

Tax Parcel Number(s): P26227 / 340418-1-005-0009, P26234 / 340418-1-006-0008,

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 6/23/23

Michael E. Pegram

Mary Ellen Pegram

ROMI, a General Partnership

BY: Michael Pegram
General Partner

BY: Barbara Roth
Barbara Roth
General Partner

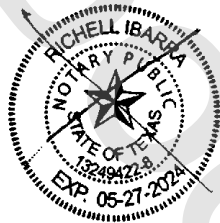
BY: Barbara Roth
Barbara Roth
Trustee of the Barbara Roth Non Exempt Marital Trust, General Partner

State of TEXAS

County of TRAVIS R.I.

This record was acknowledged before me on 23RD DAY OF JUNE 2023 by Michael E. Pegram
and Mary Ellen Pegram. R.I.

Richell Ibarra
(Signature of notary public)
Notary Public in and for the State of TEXAS
My appointment expires: 05-27-2024

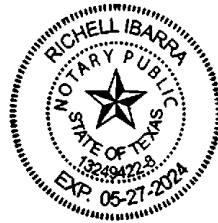


State of TEXAS

County of TRAVIS

This record was acknowledged before me on 23RD DAY OF JUNE 2023 by Michael Pegram and
Barbara Roth as General Partner(s) and Barbara Roth as Trustee of the Barbara Roth Non Exempt
Marital Trust) a General Partner, respectively, of ROMI, a General Partnership. R.I.

Richell Ibarra
(Signature of notary public)
Notary Public in and for the State of TEXAS
My appointment expires: 05-27-2024



STATUTORY WARRANTY DEED
(continued)

Dated: 6-26-23

[Signature]
Michael E. Pegram

[Signature]
Mary Ellen Pegram

ROMI, a General Partnership

BY: [Signature]
Michael Pegram
General Partner

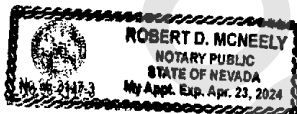
BY: _____
Barbara Roth
General Partner

BY: _____
Barbara Roth
Trustee of the Barbara Roth Non Exempt Marital Trust, General Partner

State of NEVADA
County of DOUGLAS

This record was acknowledged before me on 6/26/2023 by Michael E. Pegram and Mary Ellen Pegram.

[Signature]
(Signature of notary public)
Notary Public in and for the State of NEVADA
My appointment expires: 4/23/2024



State of NEVADA
County of DOUGLAS

This record was acknowledged before me on 6/26/2023 by Michael Pegram and ~~Barbara Roth as General Partner(s) and Barbara Roth as Trustee of the Barbara Roth Non Exempt Marital Trust, a General Partner,~~ respectively, of ROMI, a General Partnership.

[Signature]
(Signature of notary public)
Notary Public in and for the State of NEVADA
My appointment expires: 4/23/2024

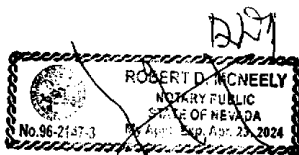
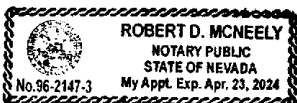


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P26227 / 340418-1-005-0009 and P26234 / 340418-1-006-0008

PARCEL A:

The South Quarter of the North Half of the Northeast Quarter of the Northeast Quarter of Section 18, Township 34 North, Range 4 East of the Willamette Meridian, lying West of the West line of that certain tract conveyed to the City of Mount Vernon for road purposes by deed recorded under Auditor's File No. 840580, records of Skagit County, Washington.

Situated in Skagit County, Washington

PARCEL B:

That portion of the North Half of the South Half of the Northeast Quarter of the Northeast Quarter of Section 18, Township 34 North, Range 4 East of the Willamette Meridian, lying West of that strip of land conveyed to the City of Mount Vernon by deed recorded August 11, 1976, under Auditor's File No. 840581, records of Skagit County, Washington;

EXCEPT that portion, if any, lying within the South 132 feet of the East 660 feet of said North Half of the South Half of the Northeast Quarter of the Northeast Quarter.

Situated in Skagit County, Washington

EXHIBIT "B"
Exceptions

1. An easement in favor of the City of Mount Vernon for sewer pipeline, together with the right of said right of way for purpose of ingress and egress. Said easement affects the following described property:

The West 40 feet of the East 570 feet of the South Quarter of the north Half of the Northeast Quarter of the Northeast Quarter. Said easement is dated June 26, 1968 and recorded under Recording No. 567853, records of Skagit County, Washington.
2. 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."
3. Assessments, if any, levied by City of Mount Vernon.
4. City, county or local improvement district assessments, if any.
5. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.