

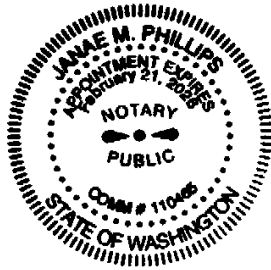
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 1 day of August, 2023 by Ted Nager, President of TULIP VALLEY INN LTD..

Jane M. Phillips
Signature

Notary
Title

My commission expires:
2-21-26



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 2200 Freeway Drive, Mount Vernon, WA 98273
Tax Parcel Number(s): P26124

Property Description:

Tract "B" of Short Plat No. MV-9-80, approved October 30, 1980 and recorded October 31, 1980 in Volume 11 of Short Plats, Page 196, under Auditor's File No. 8010310007; being a portion of the Northwest quarter of the Northeast quarter of Section 18, Township 34 North, Range 4 East, W.M.

Situate in Skagit County, Washington.

EXHIBIT B

23-18935-KH

10. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington recorded October 13, 1954 as Auditor's File No. 507808.

11. Easement, affecting a portion of subject property for the purpose of pipe line or pipe lines including terms and provisions thereof granted to Public Utility District No. 1 of Skagit County, Washington recorded August 4, 1971 as Auditor's File No. 756300.

12. Easement, affecting a portion of subject property for the purpose of pipe line or pipe lines including terms and provisions thereof granted to Cascade Natural Gas Corporation recorded January 13, 1972 as Auditor's File No. 762930.

13. Agreement, affecting subject property, regarding future buildings on the subject property shall not be located nearer the Interstate 5 Freeway than the now existing building presently known as the Cranberry Tree Restaurant and that vegetation Easterly of the building will be limited to 12 feet in height and the terms and provisions thereof between The Federal Land Bank Association of Mount Vernon, Washington and Cranberry Tree Restaurant, recorded February 5, 1975 as Auditor's File No. 813109.

14. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Short Plat No. MV-9-80 recorded October 31, 1980 as Auditor's File No. 8010310007.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

15. Terms and conditions of Power of Attorney And Agreement Regarding Formation of Local Improvement District, recorded May 8, 1990 as Auditor's File No. 9005080092.

The term limit of this document would suggest it no longer has any effect. Please see document for particulars.

16. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Jongki Cho Survey recorded June 12, 1990 as Auditor's File No. 9006120001.

17. Easement, affecting a portion of subject property for the purpose of an underground electric transmission and/or distribution system including terms and provisions thereof granted to Puget Sound Power & Light Company, a Washington Corporation recorded November 19, 1991 as Auditor's File No. 9111190071.

18. Easement, affecting a portion of subject property for the purpose of ingress, egress and utilities including terms and provisions thereof granted to Northwest Farm Credit Services, ACA, a corporation recorded March 10, 1992 as Auditor's File No. 9203100051.

19. Easement, affecting a portion of subject property for the purpose of constructing, using, maintaining, operating, altering, adding to, repairing, replacing, reconstructing, inspecting and removing a broadband communications system including terms and provisions thereof granted to Comcast of Washington IV, Inc. recorded September 14, 2005 as Auditor's File No. 200509140025.

Statutory Warranty Deed
LPB 10-05

20. Easement, affecting a portion of subject property for the purpose of constructing, using, maintaining, operating, altering, adding to, repairing, replacing, reconstructing, inspecting and removing a broadband communications system including terms and provisions thereof granted to Comcast of Washington IV, Inc. recorded May 23, 2008 as Auditor's File No. 200805230078.