

When recorded return to:
Lorin Emtage
Old Highway 99 North, LLC
1108 Minor Ave, #1203
Seattle, WA 98101

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20237895
Aug 31 2023
Amount Paid \$8850.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE COMPANY
620054390

Escrow No.: 245457794

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeff Hofeditz, as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys and warrants to Old Highway 99 North, 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 OF NE 1/4 NE 1/4 OF 18-36-4 & NW 1/4 NW 1/4 OF 17-36-4

Tax Parcel Number(s): P49291 / 360417-0-009-0006,

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 8/29/2023

[Signature]
Jeff Hofeditz

State of Wa

County of whatcom

This record was acknowledged before me on August 29, 2023 by Jeff Hofeditz.

[Signature]
(Signature of notary public)

Notary Public in and for the State of wa

My appointment expires: 10-30-2024

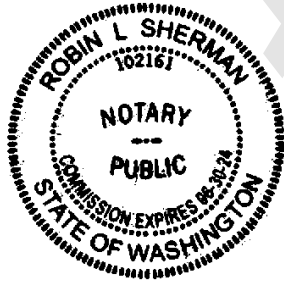


EXHIBIT "A"
Legal Description

UNRECORDED

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, AND OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, ALL IN TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 18;
THENCE NORTH ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF NORTHEAST QUARTER, 254 FEET;
THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF NORTHEAST QUARTER, 149.65 FEET TO THE EASTERLY LINE OF THE STATE HIGHWAY RIGHT-OF-WAY AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE FROM SAID TRUE POINT OF BEGINNING RUN EAST PARALLEL TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF NORTHEAST QUARTER AND SAID LINE PRODUCED A DISTANCE OF 232.65 FEET, MORE OR LESS, TO AN EXISTING NORTH AND SOUTH FENCE LINE LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17;
THENCE SOUTHERLY ALONG SAID EXISTING FENCE LINE A DISTANCE OF 243 FEET TO THE INTERSECTION WITH AN EXISTING EAST AND WEST FENCE LINE;
THENCE WESTERLY ALONG THE EXISTING EAST AND WEST FENCE LINE A DISTANCE OF 115 FEET, MORE OR LESS, TO THE EASTERLY LINE OF SAID STATE HIGHWAY RIGHT-OF-WAY ;
THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF SAID STATE HIGHWAY RIGHT-OF-WAY TO THE TRUE POINT OF BEGINNING;
(SAID "EXISTING FENCE LINES" BEING AS THEY WERE LOCATED AND ESTABLISHED ON JUNE 25, 1962 IN SUPERIOR COURT CAUSE NO. 26464).
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Any matters arising out of questions as to the exact location of the boundaries of said premises due to legal description by area instead of metes and bounds. (or impermanent object)
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:
Recording No: 9809290166
3. 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."