

**When Recorded, Return to:**

Aspen Heights LLC  
c/o Island Property Management  
41 NE Midway Boulevard, Suite 101  
Oak Harbor, Washington 98277  
Attention: William L. Massey

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20241634  
Aug 02 2024  
Amount Paid \$59517.50  
Skagit County Treasurer  
By Lena Thompson Deputy

**SPECIAL WARRANTY DEED**  
(Not Statutory)

Grantor: SimonCRE JC Chippewa, LLC  
Grantee(s): L Beach LLC

Chicago Title  
620056673

Abbreviated Legal: NWC SW 5-34-4, Parcel Z of BLA Deed, Recording No. 202206070078  
Assessor's Tax Parcel No.: P108822/8010-001-0000

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **SIMONCRE JC CHIPPEWA, LLC**, an Arizona limited liability company ("Grantor"), does hereby grant and convey to **L BEACH, LLC**, a Washington limited liability company (the "Grantee"), all right, title, and interest of Grantor in and to the real property located in Burlington, Skagit County, Washington and described on Exhibit A attached hereto and by this reference made a part hereof (the "Property"), together with (a) all buildings, structures, and improvements located thereon, including, but not limited to, irrigation ditches, gates, valves, pumps, tanks, and wells; (b) all appurtenances, hereditaments, easements, rights-of-way, reversions, remainders, development rights, well rights, water rights, and air rights; (c) all oil, gas, and mineral rights not previously reserved; and (d) any other rights or privileges appurtenant to the Property or used in connection therewith; and

SUBJECT ONLY TO: such matters that an accurate survey or physical inspection of the Property would disclose; current taxes and other assessments; and all easements, encumbrances, covenants, restrictions, and obligations that appear of record.

AND GRANTOR hereby binds itself and its successors to warrant and defend the title against the acts of Grantor and none other, subject to the matters set forth above. Furthermore, Grantor hereby assigns, transfers, and conveys to Grantee any and all rights, remedies, and warranties acquired by Grantor from Grantor's predecessors in title.

[SIGNATURES PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed  
this 30 day of July 2024.

**GRANTOR:**

**SIMONCRE JC CHIPPEWA, LLC**, an  
Arizona limited liability company

By: [Signature]  
Joshua Simon, its Manager

STATE OF Arizona )  
 ) ss.  
COUNTY OF Maricopa )

This instrument was acknowledged before me this 23<sup>rd</sup> day of July, 2024, by  
Joshua Simon, Manager of SimonCRE JC Chippewa, L.L.C.

[Signature]  
Notary Public

My Commission Expires:

August 15, 2026



Exhibit A to Special Warranty Deed

Legal Description of the Property

“PARCEL Z AFTER” OF SKAGIT COUNTY BOUNDARY LINE ADJUSTMENT  
RECORDED UNDER RECORDING NUMBER 202206070078, MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:

PARCELS “A” AND “B” OF THAT CERTAIN CITY OF BURLINGTON BINDING SITE  
PLAN, APPROVED FEBRUARY 11, 1994 AND RECORDED MAY 30, 1996 AS AUDITOR’S  
FILE NO. 9605300101 IN VOLUME 12 OF SHORT PLATS, PAGE 105 AND 106, RECORDS  
OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.