



202408150093

08/15/2024 03:08 PM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor

When recorded return to:
Fidencio Velasco
Crisdul LLC
1300 Henson Court
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2024-1980
AUG 15 2024

Amount Paid \$ 4,167.50
Skagit Co. Treasurer
By *SAS* Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620056427

Escrow No.: 620056427

STATUTORY WARRANTY DEED

THE GRANTOR(S) Parman Holdings Ltd, a Washington corporation

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Crisdul 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. TR 8, PLATE NO. 2, SEDRO HOME ACRAGE

Tax Parcel Number(s): P77157 / 4171-002-008-0003

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: August 13, 2024

Parman Holdings Ltd

BY: Kuldeep K Manhas
Kuldeep K Manhas
PresidentState of WashingtonCounty of SkagitThis record was acknowledged before me on August 13, 2024 by Kuldeep Manhas as
President of Parman Holdings Ltd.

(Signature of notary public)

Notary Public in and for the State of WashingtonMy appointment expires: 06/29/2027

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P77157 / 4171-002-008-0003

PARCEL A:

Tract 8, "PLATE NO. 2, SEDRO HOME ACREAGE, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, Page 60, records of Skagit County, Washington.

Except the East 11.54 feet of Tract 8, "PLATE NO. 2, SEDRO HOME ACREAGE, SKAGIT CO., WASH.," per plat recorded in Volume 3 of Plats, Page 60, records of Skagit County, Washington.

PARCEL A1:

A twenty (20) foot wide easement for ingress, egress and utilities, over, under and across that portion of Tract A, Tract B, Tract C and Tract D of Short Plat No. SW-01-80, as per plat recorded in Volume 4 of Short Plats, Page 156, under recording number 8008040043, records of Skagit County, Washington, the centerline of which is described as follows:

Beginning at a point on the East line of said Tract D which lies South 2°05'00" East, a distance of 59.74 feet from the Northeast corner thereof; thence South 87°46'36" West, a distance of 38.68 feet; thence North 4°14'12" West, a distance of 49.87 feet to a point on the South line of the North 10.00 feet of said Short Plat No. SW-01-80; thence South 87°55'09" West parallel with the North line of said Short Plat No. SW-01-80, a distance of 217.64 feet to a curve to the left having a radius of 45.00 feet; thence Southwesterly along said curve through a central angle of 48°02'32", and an arc distance of 37.73 feet to a point on the East line of Tract 8, "PLATE NO. 2, SEDRO HOME ACREAGE, SKAGIT CO., WASH.," per plat recorded in Volume 3 of Plats, Page 60, records of Skagit County, Washington, and the terminal point of this centerline description.

AND TOGETHER WITH an easement for ingress, egress and utilities, over, under and across the East 23.08 feet of Tract 8, "PLATE NO. 2, SEDRO HOME ACREAGE, SKAGIT CO., WASH.," per plat recorded in Volume 3 of Plats, Page 60, records of Skagit County, Washington.

All situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: An anchor
Recording Date: July 14, 1959
Recording No.: 583105
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: July 8, 1993
Recording No.: 9307080096
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Cascade Natural Gas Corporation
Purpose: Natural gas pipeline or pipelines
Recording Date: November 19, 1993
Recording No.: 9311190029
4. MDU Service Agreement including the terms, covenants and provisions thereof

Recording Date: October 26, 1998
Recording No.: 9810260119
5. 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 Quit Claim Deed Boundary Line Adjustment :

Recording No: 201704120033
6. 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

EXHIBIT "B"Exceptions
(continued)

law, as set forth on Survey:

Recording No: 202211180082

7. 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."

8. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year:	2024
Tax Account No.:	P77157 / 4171-002-008-0003
Levy Code:	0935
Assessed Value-Land:	\$524,300.00
Assessed Value-Improvements:	\$1,521,400.00

General and Special Taxes:

Billed:	\$19,007.44
Paid:	\$9,503.76
Unpaid:	\$9,503.68

9. 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.
10. City, county or local improvement district assessments, if any.

EXHIBIT "B"

Exceptions
(continued)

11. Assessments, if any, levied by the City of Sedro-Woolley.