

When recorded return to:

2528 HONDO AVE LLC
PO Box 1320
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20241993

Aug 30 2024

Amount Paid \$175580.00
Skagit County Treasurer
By Shannon Burrow Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 24-21645-KH

THE GRANTOR(S) Asher Katz, a married man as his separate estate, 1438 Lupine Road, Healdsburg, CA 95448,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to 2528 HONDO AVE LLC, a Washington Limited Liability Company the following described real estate, situated in the County Skagit, State of Washington:

All that portion of Lot 3 of Short Plat No. 91-089, approved April 8, 1992 and recorded April 8, 1992, under Auditor's File No. 9204080020, in Volume 10 of Short Plats, page 72, records of Skagit County, Washington; being a portion of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and a portion of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 34, Township 35 North, Range 3 East, W.M., lying East of the following described line:

Commencing at the Northwest Corner of Lot 3 of said Short Plat; thence South $88^{\circ}48'53''$ East along the Southerly Right of Way of Josh Wilson Road and the North Line of said Lot 3 a distance of 316.74 feet to the Beginning of said line; thence South $1^{\circ}15'33''$ West 109.40 feet; thence North $89^{\circ}44'27''$ West 5.00 feet; thence South $1^{\circ}15'33''$ West 20.97 feet; thence South $89^{\circ}44'27''$ East 5.00 feet; thence South $1^{\circ}15'33''$ West 499.56 feet to the South Line of said Lot 3 and to a point being South $89^{\circ}51'19''$ East 316.74 feet of the Southwest corner of said Lot 3 and the terminus of this line description.

Abbreviated legal description: Property 1:

Section 34, Township 35 North, Range 3 East - NE NW & NW NW (aka Ptn. Lot 3 SP 91-089)

P35331/350334-0-007-0009

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Statutory Warranty Deed
LPB 10-05

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Tax Parcel Number(s): P35331/350334-0-007-0009

Dated: 08/26/2024

Asher Katz

Asher Katz

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 26 day of August, 2024 by Asher Katz.

KAB
Signature

Notary
Title

My commission expires: 09/11/2027

KYLE BEAM
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 210008
COMMISSION EXPIRES 09/11/2027

Notarized remotely online using communication technology via Proof.

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EXHIBIT A

24-21645-KH

12. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

13. **RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:**

Executed by: The Federal Land Bank of Spokane

Recorded: July 23, 1942

Auditor's No.: 354163

As Follows: "Reserving unto the grantor 50 percent of all minerals, oil and gas, in or under the above described land.

14. Any and all offers of dedications, conditions, restrictions, easements, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey recorded 10/15/1991 as Auditor's File No. 9110150102.

15. Any and all offers of dedications, conditions, restrictions, easements, 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. 91-089 recorded 04/08/1992 as Auditor's File No. 9204080020.

16. **EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Puget Sound Energy, Inc., a Washington corporation

Dated: March 12, 2003

Recorded: March 31, 2003

Auditor's No.: 200303310330

Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."

Area Affected: Portion of the subject property

17. Regulatory notice/agreement regarding Special Use Request PL11-0069 that may include covenants, conditions and restrictions affecting the subject property, recorded 06/28/2011 as Auditor's File No. 201106280011.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

18. Easement, affecting a portion of subject property for the purpose of aviation including terms and provisions thereof granted to Port of Skagit County recorded 04/18/2008 as Auditor's File No. 200804180211.

19. Regulatory notice/agreement regarding Airport And Aircraft Operations And Noise Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded 04/18/2008 as Auditor's File No. 200804180212.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement

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may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

20. Easement, affecting a portion of subject property for the purpose of gas pipeline and related purposes including terms and provisions thereof granted to Cascade Natural Gas Corporation recorded 02/25/2008 as Auditor's File No. 200802250167.
21. Lot certification, including the terms and conditions thereof, recorded 06/03/2020 as Auditor's File No. 202006030092. Reference to the record being made for full particulars. The company makes no determination as to its affects.
22. Agreement, affecting subject property, regarding Boundary Line Adjustment and the terms and provisions thereof between O Point Properties, LLC, and SPC Associates, LLC., recorded 08/13/2020 as Auditor's File No. 202008130064.
23. Agreement, affecting subject property, regarding Reciprocal Easement Agreement and the terms and provisions thereof between On Point Properties, LLC, and SPC Associates, LLC., recorded 08/28/2020 as Auditor's File No. 202008280105. Said Agreement includes Easements for ingress, egress and utilities along with maintenance provisions.
24. Agreement, affecting subject property, regarding Reciprocal Easement Agreement and the terms and provisions thereof between Asher Katz and Mina Properties V, LLC, recorded May 22, 2023 as Auditor's File No. 202305220079. Said Agreement includes Easements for ingress, egress and utilities along with maintenance provisions.

End of Exhibit A