

**When recorded return to:**  
David A. Goldberg  
Jupiter Holdings LLLP  
8390 E Via De Ventura, F110  
Scottsdale, AZ 85258

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20242133  
Sep 13 2024  
Amount Paid \$15970.00  
Skagit County Treasurer  
By BELEN MARTINEZ Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**

6220057109

Escrow No.: 620057109

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Jessica L. King and Ryan N. King, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Jupiter Holdings LLLP, a limited liability partnership

the following described real estate, situated in the County of Skagit, State of Washington:

LOT 2 OF SKAGIT COUNTY SHORT PLAT NO. PL-06-1052 RECORDED UNDER AUDITOR'S  
FILE NO. 200808120115, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A  
PORTION OF TRAGTS A AND B OF SKAGIT COUNTY SHORT PLAT NO. 41-77, AUDITOR'S  
FILE NO. 861565, RECORDS OF SKAGIT COUNTY, WASHINGTON, LOCATED IN THE SOUTH  
HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 3  
EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P127844 / 350302-4-006-0500

Subject to:

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

## STATUTORY WARRANTY DEED


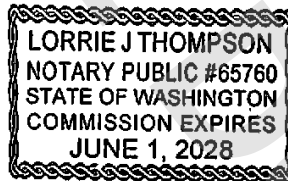
(continued)

Dated: 09 SEP 2024

Jessica L. King



Ryan N. King

State of WashingtonCounty of SkagitThis record was acknowledged before me on September 9, 2024 by Jessica L. King and Ryan N. King.  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 6-1-2028

**EXHIBIT "A"****Exceptions**

1. 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 Short Plat No. PL-06-1052:  
  
Recording No: 200808120115
2. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document  
  
Recording Date: August 12, 2008  
Recording No.: 200808120118  
  
Modification(s) of said covenants, conditions and restrictions  
  
Recording Date: September 19, 2008  
Recording No.: 200809190124  
Recording Date: June 14, 2017  
Recording No.: 201706140001
3. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:  
  
Imposed by: MacKenzie Association  
Recording Date: August 12, 2008  
Recording No.: 200808120118
4. Plat Lot of Record Certification, including the terms, covenants and provisions thereof;  
  
Recording Date: January 9, 2007  
Recording No.: 200701090011
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Purpose: Ingress, egress and utilities  
Recording Date: April 24, 2008  
Recording No.: 200804240006

**EXHIBIT "A"****Exceptions  
(continued)**

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

Granted to: Pacific Telephone and Telegraph Company  
Purpose: Pole line right-of-way  
Recording Date: September 10, 1912  
Recording No.: 92839  
Affects: Portion of said premises

7. Right of Way Option, including the terms, covenants and provisions thereof;

Granted to: Olympic Pipe Line Company  
Recording Date: January 10, 1964  
Recording No.: 645265

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

Granted to: Olympic Pipe Line Company  
Purpose: Pipe line, together with the right of ingress and egress to and from said line  
Recording Date: August 3, 1966  
Recording No.: 686277

The exact location and extent of said easement is not disclosed of record.

9. 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 Short Plat No. 41-77:

Recording No: 861565

10. Plat Lot of Record Certification, including the terms, covenants and provisions thereof;

Recording Date: August 12, 2008  
Recording No.: 200808120116

11. 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

**EXHIBIT "A"****Exceptions  
(continued)**

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."

12. City, county or local improvement district assessments, if any.