

Filed at the Request of
and to be Returned to:

Dille Law PLLC
1800 Cooper Point Road SW, Bldg. 11
Olympia, WA 98502

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20242169
Sep 16 2024
Amount Paid \$24512.00
Skagit County Treasurer
By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

Grantor	Champ Systems Inc. Profit Sharing Plan
Grantee	KMGDAM, LLC a Nevada limited liability company
Legal Description (abbreviated)	Lot 22, SW BSP Sunset Industrial Park No. SW-01-93
Assessor's Tax Parcel ID No.	8003-000-022-0001/P37346

THE GRANTOR, Champ Systems Inc. Profit Sharing Plan, good and valuable consideration conveys and warrants to GRANTEE, KMGDAM, LLC a Nevada limited liability company, the following described real estate, situated in Skagit County, State of Washington:

Parcel A:

Lot 22, Binding Site Plan, No. SW-01-93, (Sunset Industrial Park) recorded in Volume 11 of Short Plats, pages 83 and 84, under Auditor's File No. 9406100051, records of Skagit County, Washington, being a portion of the Southwest ¼ of the Southeast ¼ of Section 23, Township 35 North, Range 4 East, W.M., and Tracts 14 and 15 "SEDRO ACERAG", as per plat recorded in Volume 3 of Plats, page 35, records of Skagit County, Washington.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

Parcel B:

A non-exclusive easement for ingress, egress and utilities over, under and across Sunset Park Drive, as shown on the face of Binding Site Plan No. SW-01-93, (Sunset Industrial Park) recorded in Volume 11 of Short Plats, pages 83 and 84, under Auditor's File No. 9406100051, records of Skagit County, Washington.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

SUBJECT TO: EXCEPTIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS
AND AGREEMENTS OF RECORD.

DATED this 12th day of September, 2024.

GRANTOR:

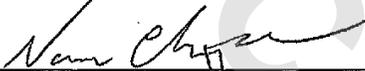
Champ Systems Inc. Profit Sharing Plan



Denise Maglante, Authorized Person



Joanne Champ, Authorized Person



Norm Champ, Authorized Person

California Notary Acknowledgement Attached hereto

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of SACRAMENTO)

On September 12th, 2024 before me, ADAM MILLER, NOTARY PUBLIC
(Insert name and title of the officer)

personally appeared Denise Maglino, Joanne Chang, and Norman Chang who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *AM* (Seal)

