

202409300268

09/30/2024 03:25 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

When recorded return to:

Perkins Coie LLP
10885 N.E. Fourth Street, Suite 700
Bellevue, WA 98004-5579
Attn: Serena Carlsen

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20242356

Sep 30 2024

Amount Paid \$116080.00
Skagit County Treasurer
By Shannon Burrow Deputy

CHICAGO TITLE NCS: 241660-NCS

STATUTORY WARRANTY DEED

THE GRANTOR(S) Harco Real Estate Investments LLC, a Washington limited liability company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Harnish Group Inc., a Washington corporation

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 NEQ of Sec 18, T 34 N, R 4 E

Tax Parcel Number(s): 30418-0-1-010-0101, P26255

Subject to:

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully
incorporated herein.

STATUTORY WARRANTY DEED
(continued)

Dated: 9/30/24

Harco Real Estate Investments LLC

BY: Tricia Morehouse

Name: Tricia Morehouse

Title: Member

State of Colorado

County of Denver

This record was acknowledged before me on Sept 13th 2024 by Tricia Morehouse as
Member of Harco Real Estate Investments LLC.

[Signature]

(Signature of notary public)

Notary Public in and for the State of Colorado

My appointment expires: Oct 18 2027

NATHAN DOMINGUEZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20234039576
MY COMMISSION EXPIRES OCT. 18, 2027

EXHIBIT "A"
Legal Description

That portion of the North 512.6 feet of the Southwest quarter of the Northeast quarter of Section 18, Township 34 North, Range 4 East of the Willamette Meridian, lying East of a line 550 feet West of and parallel with the East line of said Southwest quarter of the Northeast quarter and lying West of the Westerly right-of-way line of Primary State Highway No. 1 as condemned by the State of Washington under Decree entered February 6, 1956 in Skagit County Superior Court Cause Number 22871.

Except that portion conveyed to the State of Washington for Highway purposes by deed recorded April 2, 1973, under recording number 782843, records of Skagit County, Washington.

And except the South 10 feet thereof, as measured by a line drawn parallel with and 10 feet Northerly of the Southerly line.

Situate in Skagit County, Washington.

EXHIBIT "B"
SUBJECT TO:

Relinquishment of access to State Highway Number and of light, view and air by Deed:

Grantee: State of Washington
Recording Date: February 6, 1956
Cause No.: 22871

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: May 15, 1963
Recording No.: 635958

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Road purposes
Recording No.: 582616 and 729563

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Pipelines
Purpose: p
Recording Date: July 12, 1972
Recording No.: 771030

Relinquishment of access to State Highway Number and of light, view and air by Deed:

Grantee: State of Washington
Recording Date: April 2, 1973
Recording No.: 782843

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 Survey:

Recording No: 8512090001

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 Survey by Continental Engineering Co. dated December 21, 1993 as disclosed by deed recorded under recording number 200410070079.