

When recorded return to:

Cascade Natural Gas Corporation
8113 West Grandridge Boulevard
Kennewick, WA 99336

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20242767

Oct 31 2024

Amount Paid \$51392.50
Skagit County Treasurer
By Lena Thompson Deputy

GNW 24-21511

STATUTORY WARRANTY DEED

THE GRANTOR(S) MINA PROPERTIES V LLC, a Washington Limited Liability Company, 1418 Market Street, Kirkland, WA 98033,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Cascade Natural Gas Corporation, a Washington Corporation

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Section 34, Township 35 North, Range 3 East - NW NW (aka Lot 4 SP 91-089)

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 "B" attached hereto

Tax Parcel Number(s): P105955

Dated: 10/25/2024

MINA PROPERTIES V LLC, a Washington Limited Liability Company

By: [Signature]
Hadi Mirzai-Tehrani, Manager/Member

Statutory Warranty Deed
LPB 10-05

Order No.: 24-21511-KH

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STATE OF WASHINGTON
COUNTY OF ~~SKAGHT~~ ^{KB} Snohomish

This record was acknowledged before me on 25 day of October, 2024 by Hadi Mirzai-Tehrani,
Manager/Member of MINA PROPERTIES V LLC.

[Signature]
Signature

Notary
Title

My commission expires: 9-11-27

KYLE BEAM
Notary Public
State of Washington
Commission # 210008
My Comm. Expires Sep 11, 2027

Statutory Warranty Deed
LPB 10-05

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EXHIBIT A
LEGAL DESCRIPTION

Property Address: 15316 Josh Wilson Road, Burlington, WA 98233
Tax Parcel Number(s): P105955

Property Description:

Lot 4, 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..

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EXHIBIT B

24-21511-KH

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I — Requirements are met.

2. Deleted

3. Deleted

4. Deleted

5. Deleted

6. Deleted

7. Deleted

8. Unpatented mining claims, and all rights relating thereto.

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.

10. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.

11. Water rights, claims or title to water.

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, fence line/boundary discrepancies and encroachments, 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, fence line/boundary discrepancies and encroachments, 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 affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded 03/31/2003, as Auditor's File No. 200303310330.

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17. 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
18. Lot certification, including the terms and conditions thereof, recorded 09/15/2008 as Auditor's File No. 200809190101. Reference to the record being made for full particulars. The company makes no determination as to its affects.
19. Easement, affecting a portion of subject property for the purpose of Avigation including terms and provisions thereof granted to Port of Skagit County recorded 03/12/2009 as Auditor's File No. 200903120069
20. Regulatory notice/agreement regarding Airport And Aircraft Operations And Noise Dissclosure that may include covenants, conditions and restrictions affecting the subject property, recorded 03/12/2009 as Auditor's File No. 200903120070 .

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.

21. Easement, affecting a portion of subject property for the purpose of water lines and related purposes including terms and provisions thereof granted to Public Utility District No. 1 recorded 07/07/2009 as Auditor's File No. 200907070332
22. 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.

23. 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.
24. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named ALTA/NSPS LAND TITLE SURVEY FOR CASCADE NATURAL GAS dated October 14, 2024 as Harmsen Land Surveying Project No. 24-344.