

**When recorded return to:**

Matthew Prombo  
Invest WA LLC, a Washington Limited Liability  
Company  
822 Bella Vista  
Burlington, WA 98233

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

Affidavit No. 20243401

Dec 26 2024

Amount Paid \$1925.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

Chicago Title  
620057897

Escrow No.: 245467946

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) FSM Development LLC, a Washington Limited Liability Company

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable  
consideration

in hand paid, conveys and warrants to Invest WA LLC, a Washington Limited Liability Company

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

LOT 81, "PLAT OF TINAS COMA," ACCORDING TO THE PLAT THEREOF, RECORDED ON  
AUGUST 11, 2000 UNDER AUDITOR'S FILE NO. 200008110004, RECORDS OF SKAGIT  
COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P117116

Subject to:

1. Exhibit "A" attached hereto and by this reference made a part hereof.

**STATUTORY WARRANTY DEED**  
(continued)

Dated: December 18, 2024

FSM Development LLC, a Washington Limited Liability Company

BY: *[Signature]*

Finn Magelssen  
Member

State of WA

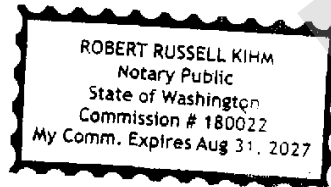
County of Whatcom

This record was acknowledged before me on 12-20-2024 by Finn Magelssen as  
Member of FSM Development LLC, a Washington Limited Liability Company.

*[Signature]*  
(Signature of notary public)

Notary Public in and for the State of WA

My appointment expires: 8/31/27



## Exhibit "A"

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

In favor of: W.R. Morgan  
Purpose: The purpose of laying therein pipe lines and an easement to use said road for highway purposes for ingress and egress  
Recording No.: 92101  
Affects: Portion of said premises

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

In favor of: James Donald Bendtsen and Gretchen Bendtsen, his wife, Peter Jordan Bendtsen, a single man, Larry Lee Bendtsen, a single man, and August Bendtsen and Rozella Bendtsen, his wife, co-partners doing business under the firm name and style of August Bendtsen & Sons  
Purpose: A perpetual easement and right of use over, along and upon all of the existing roads or roadways  
Recording Date: March 21, 1962  
Recording No.: 619347  
Affects: Portion of said premises

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

In favor of: August Bendtsen  
Purpose: Perpetual easement and right of way for a sewer line over the most direct, practical route from the nearest sewer of the City of Burlington  
Recording Date: January 3, 1967  
Recording No.: 692899  
Affects: Portion of said premises

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

In favor of: Continental Telephone Company, State of Washington, County of Skagit, Nationwide Cablevision, Puget Sound Power and Light  
Purpose: Utility Purposes  
Recording Date: July 6, 1977  
Recording No.: 859943  
Affects: Portion of said premises

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

In favor of: General Telephone Company of the Northwest, Inc., a Washington corporation  
Purpose: Ingress and egress and for AC Power and Telephone Lines  
Recording Date: August 21, 1979  
Recording No.: 7908210054  
Affects: Portion of said premises

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

In favor of: The State of Washington  
Purpose: A non exclusive easement for ingress and egress and utilities  
Recording Date: October 25, 1994  
Recording No.: 9410250042  
Affects: Portion of said premises

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: December 29, 1995  
Recording No.: 9512290071

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 the Plat of Tinas Coma:

Recording No: 200008110004

3. 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 24, 2000  
Recording No.: 200008240005

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 2, 2005  
Recording No.: 200509020143

10. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Tinas Coma Owners Association  
Recording Date: August 24, 2000  
Recording No.: 200008240005

1. 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 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."