

When recorded return to:

60117 SR 20, LLC
PO Box 487
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250463

Feb 20 2025

Amount Paid \$30267.50
Skagit County Treasurer
By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 24-22397-KH

THE GRANTOR(S) North Cascades Inn LLC, a Washington Limited Liability Company, ,

for and in consideration of ten dollars and other valuable consideration, as part of an IRS 1031 Tax
Deferred Exchange

in hand paid, conveys, and warrants to 60117 SR 20, LLC, a Washington Limited Liability Company

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

Parcel A:

P45915/351107-0-030-0003 & P45909/351107-0-027-0107 Ptn. Gov. Lot 11, Sec 7, Twp 35 N, Rge 11 E
That portion of Government Lot 11 in Section 7, Township 35 North, Range 11 East, W.M., described as follows:

Beginning at a point 1,588 feet East of the Southwest corner of Section 7, Township 35 North, Range 11 East,
W.M.; thence North 132.5 feet; thence East 224 feet; thence South to the South line of said Section; thence West
224 feet to the point of beginning;

EXCEPT County road and State Highway right-of-way;

AND EXCEPT those portion conveyed to the State of Washington for highway purposes by deeds dated May 5,
1908, December 7, 1944 and February 9, 1979, and recorded August 10, 1908, January 13, 1945 and February 9,
1979 in Volume 68 of Deeds, page 377, under Auditor's File No. 377308 and under Auditor's File No. 896483.

Parcel B:

That portion of Government Lot 11 in Section 7, Township 35 North, Range 11 East, W.M., described as follows:

Beginning at a point 1,588 feet East of the Southwest corner of Section 7, Township 35 North, Range 11 East,
W.M.; thence North 132.5 feet to the true point of beginning; thence North 15 feet; thence East 224 feet; thence
South 15 feet; thence West 224 feet to the point of beginning;

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EXCEPT road or right-of-way

AND EXCEPT that portion conveyed to the State of Washington for highway purposes by deeds dated May 5, 1908 and February 9, 1979, and recorded August 10, 1908, and February 9, 1979 in Volume 68 of Deeds, page 377, under Auditor's File No. 68790 and under Auditor's File No. 896483.

Parcel C:

That portion of the Southerly 147.5 feet of Government Lot 11, Section 7, Township 35 North, Range 11 East, W.M., within that strip of land conveyed to the State of Washington for public road by that deed dated May 5, 1908 and recorded August 10, 1908, in Volume 68 of Deeds, page 377, under Auditor's File No. 68790, records of said County, lying Westerly of that right-of-way line extending from a point opposite Highway Engineer's Station 197+90.43 on the centerline survey of State Highway Route No. 20, Marblemount Vic.: MP 105.58 to MP 106.53, and 22.34 feet Northerly therefrom Northeasterly to a point opposite Highway Engineer's Station 199+60 on said centerline survey and 40 feet Northwesterly therefrom and continuing thence, extending Northerly to a point opposite Highway Engineer's Station 201+55.10 on said centerline survey and 49.58 feet Westerly therefrom;

EXCEPT any portion of the above described property lying within that tract of land conveyed to the State of Washington by that deed dated December 7, 1944, and recorded January 13, 1945, in Volume 198 of Deeds, page 176, under Auditor's File No. 377308, records of said County;

AND EXCEPT any portion of the above described property lying within the right-of-way of the former Rock Creek and Cascade County Road No. CLVII, also known as the Cascade Wagon Road.

Abbreviated legal description: Property 1:
Ptn. Gov. Lot 11, Sec 7, Twp 35 N, Rge 11 E

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 "A" attached hereto

Tax Parcel Number(s): P45915/351107-0-030-0003 & P45909/351107-0-027-0107

Dated: 2/21/25

North Cascades Inn LLC, a Washington Limited Liability Company

By: R. Robert Reale
R. Robert Reale, Member/ Manager

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STATE OF WASHINGTON
COUNTY OF SKAGIT

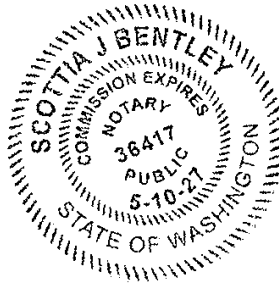
This record was acknowledged before me on 12th day of February, 2025 by R. Robert Reale, Member/
Manager of North Cascades Inn LLC as Member/ Manager of North Cascades Inn LLC.

Scottia J Bentley
(Signature of notary public)

Stamp

Notary
(Title of office)

My commission expires: 05/10/27



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EXHIBIT A

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Easement, including the terms and conditions thereof, granted by instrument(s); Recorded: July 31, 1979
Auditor's No(s): 7907310026, records of Skagit County, Washington In favor of: Puget Sound Power & Light
Company For: Electric transmission and/or distribution line, together with necessary appurtenances

Agreement, including the terms and conditions thereof; entered into; By: Skagit County And Between: C. Ernest
Green Recorded: February 22, 1982 Auditor's No.: 8202220023, records of Skagit County, Washington
Providing: Conditional use

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 April 27, 2005 as Auditor's File No. 200504270110.

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