

When recorded return to:

Vinod Kumar Sharma
Gangotri Ventures. LLC
10311 238th PI NE
Redmond, WA 98053

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250827

Mar 24 2025

Amount Paid \$2541.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620058405

CHICAGO TITLE
020058405

STATUTORY WARRANTY DEED

THE GRANTOR(S) Colleen L Beck, formerly known as Colleen Louise Keesecker and Colleen Lousie Hambright and Colleen L Nushart, a married person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Gangotri Ventures. LLC, a Washington limited liability company

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 OF GOVT LT 2 OF SEC 7-35-1E

Tax Parcel Number(s): P112411 / 351107-0-010-0300

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED

(continued)

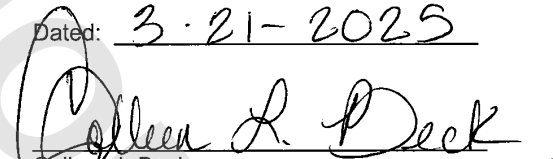


Dated: 3-21-2025
Colleen L. Beck
Jason J. BeckState of WashingtonCounty of SkagitThis record was acknowledged before me on March 21, 2025 by Colleen L. Beck and Jason J. Beck.
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P112411 / 351107-0-010-0300

THAT PORTION OF THE EAST HALF OF THE SOUTH 10 ACRES OF GOVERNMENT LOT 2,
SECTION 7, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., WEST OF THE COUNTY ROAD,
DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID EAST HALF;

THENCE SOUTH 02°00'52" EAST ALONG THE WEST LINE THEREOF, A DISTANCE OF 195.00
FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE NORTH 89°42'36" EAST, A DISTANCE OF 538.73 FEET TO A POINT ON THE CURVE OF
THE WEST LINE OF STATE ROUTE #20 FROM WHICH THE RADIUS POINT BEARS SOUTH
61°26'30" EAST A DISTANCE OF 2581.47 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°21'31"
AND AN ARC DISTANCE OF 241.43 FEET TO THE SOUTHEAST CORNER OF SAID EAST HALF;

THENCE NORTH 88°29'23" WEST ALONG THE SOUTH LINE OF SAID EAST HALF, A DISTANCE
OF 440.67 FEET TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 02°00'52" EAST ALONG THE WEST LINE OF SAID EAST HALF, A DISTANCE OF
202.93 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

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."

2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:	Secretary of the United States Department of Agriculture for and on behalf of the United States
Purpose:	Telephone and telegraph wires
Recording Date:	December 7, 1912
Recording No.:	94117

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

Purpose:	Access to property to the West
Recording No.:	Cause No. 33422

5. 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 lines
Recording Date:	June 20, 1979
Recording No.:	7906200004

EXHIBIT "B"

Exceptions
(continued)

6. 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: 8712040030
7. City, county or local improvement district assessments, if any.
8. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.