

When recorded return to:

Patrick Coogan
Dependable Development, LLC
14421 141st Sve SE
Snohomish, WA 98290

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250893

Mar 31 2025

Amount Paid \$805.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Chicago Title
500156726

Escrow No.: 500156726

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ligrow Investment Limited

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

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

LOT 155, PLAT OF EAGLEMONT PHASE 1B, DIVISION NOS. 5 AND 6, ACCORDING TO THE
PLAT THEREOF RECORDED JANUARY 10, 2006, UNDER AUDITORS FILE NO.
200601100170, 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): P124064 / 4883-000-155-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: March 28, 2025

Ligrow Investment Limited

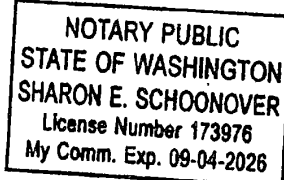
BY: Edward Shrie-Kai Young
Authorized SignorState of WashingtonCounty of SnohomishThis record was acknowledged before me on March 28, 2025 by Edward Shrie-Kai Young as Authorized Signor of Ligrow Investment Limited.
(Signature of notary public)Notary Public in and for the State of WAMy appointment expires: 9-4-26

EXHIBIT "A"

Exceptions

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington

Recording No.: 102029

Executed By: Atlas Lumber Company

Affects: Southeast Quarter of Section 27, Township 34 North, Range 4 East of the Willamette Meridian and other property

As Follows: Reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all changes substantial by reason of such entry

The Company makes no representations about the present ownership of these reserved and excepted interests.

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

- .2. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington

Recording No.: 128138

Executed By: Marie Fleitz Dwyer, Frances Fleitz Rucker and Lola Hartnett Fleitz

Affects: Southwest Quarter of Section 27, Township 34 North, Range 4 East of the Willamette Meridian

As Follows: Undivided 1/2 in all oil, gases, coals, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same

The Company makes no representations about the present ownership of these reserved and excepted interests.

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

EXHIBIT "A"Exceptions
(continued)

3. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington

Recording No.: 348986

Executed By: James E. Moore and Myrtle Moore, his wife

Affects: Northeast Quarter of the Southwest Quarter, EXCEPT the Northwest Quarter thereof, all in Section 27, Township 34 North, Range 4 East of the Willamette Meridian

As Follows: Reserving unto English Lumber Company, its successors and assigns, all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same

The Company makes no representations about the present ownership of these reserved and excepted interests.

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

4. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington

Recording No.: 349044

The Company makes no representations about the present ownership of these reserved and excepted interests.

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

5. 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

EXHIBIT "A"Exceptions
(continued)

law, as set forth on Survey:

Recording No: 9211250027

For: Sanitary sewer, access and utility

Affects: Various strips as delineated on the face of said survey

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: 9212100080

A. Road easement for ingress, egress, and utilities over, under and across. (To be dedicated to the city in the future.)

B. Parcel A is subject to easements for construction, maintenance and access of public and private utilities. (To be dedicated in the future.)

C. Proposed access to the West Half of the Northeast Quarter of the Southwest Quarter. Exact location will be determined at a future date.

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and distribution system
Recording Date: August 25, 1993
Recording No.: 9308250085
Affects: Portion of said premises

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

In favor of: Cascade Natural Gas Corporation
Purpose: 10 foot right-of-way contract
Recording Date: October 11, 1993
Recording No.: 9310110127
Affects: Portion of said premises

EXHIBIT "A"Exceptions
(continued)

9. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: November 2, 1993
Recording No.: 9311020145
Affects: All streets and roads within said plat, exterior 10 feet of all lots parallel with street frontage, and 20 feet parallel with Waugh Road
10. 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: January 25, 1994
Recording No.: 9401250030
- Modification(s) of said covenants, conditions and restrictions
- Recording Date: December 11, 1995
Recording No.: 9512110030
- Modification(s) of said covenants, conditions and restrictions
- Recording Date: March 18, 1996
Recording No.: 9603180110
- Modification(s) of said covenants, conditions and restrictions
- Recording Date: February 1, 2000
Recording No.: 200002010099
- Modification(s) of said covenants, conditions and restrictions
- Recording Date: February 1, 2000
Recording No.: 200002010100
11. 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: Eaglemont Homeowners Association, a Washington nonprofit corporation, its successors and assigns

EXHIBIT "A"

Exceptions
(continued)

Recording Date: January 25, 1994
Recording No.: 9401250030

12. 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 Eaglemont Phase 1A:

Recording No: 9401250031

13. Covenants, conditions and restrictions 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: January 5, 1999
Recording No.: 9901050007

Grantees herein acknowledge that in the event construction shall not commence as required during the times stated in the CC & R's. The Grantor herein shall have the right to repurchase the subject property for a cash price equal to the selling price agreed herein, which shall be exercised by the Grantor, at Grantors sole discretion, during a sixty (60) calendar day period beginning the day after the fourth anniversary of the closing of this transaction, provided however, that the Grantors option to repurchase shall be null and void if Grantee fully complies with all terms of the purchase and sale agreement.

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

In favor of: Comcast of Washington, IV, Inc.
Purpose: Installation and Maintenance of Cable
Recording Date: August 7, 2003
Recording No.: 200308070005
Affects: Portion of said premises

15. 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 Eaglemont Phase 1B, Divisions 5 and 6:

EXHIBIT "A"

Exceptions
(continued)

Recording No: 200601100170

16. According to the application for title insurance, the purchase price in the proposed transaction is less than the assessed valuation of the property. The COUNTY will require documentation validating the purchase price as bona fide offer. Said documentation may be in the form of a copy of the Purchase and Sale Agreement AND MUST BE SENT IN WITH THE RECORDING PACKAGE or your package will be rejected by the County Recorder's Office and closing may be delayed.
17. Assessments, if any, levied by Mt Vernon.
18. City, county or local improvement district assessments, if any.