

When recorded return to:

Paramount Land LLC
PO Box 676
Sedro Woolley, WA 98284

214164-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251318

May 01 2025

Amount Paid \$11520.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Old Mill Properties LLC, a Washington Limited Liability Company**

for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE
CONSIDERATION**

in hand paid, conveys and warrants to **Paramount Land LLC, a Washington Limited Liability
Company**

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

For Full Legal See Attached "Exhibit A"

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

Tracts 3 & 4 BLA No. 2024-215 AFN 202410280068

Tax Parcel Number(s): 4150-055-001-0003/P75932 & 4150-055-003-0001/P75933

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record
including, but not limited to, those shown in Land Title Company's Preliminary Commitment No.
214164-LT.

Dated: May 1, 2025

(attached to Statutory Warranty Deed)

Old Mill Properties LLC, a Washington Limited Liability Company

By: [Signature]
Andrew Shamp, Member

By: [Signature]
Janna Shamp, Member

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 1st day of May, 2025, by Andrew Shamp and Janna Shamp, Members of Old Mill Properties LLC.

[Signature]
(Signature of notary public)
Stamp

Notary
(Title of office)

My commission expires:

NAOMI R STANFILL
Notary Public
State of Washington
License Number 201173
My Commission Expires
March 17, 2026

Exhibit A

Parcel A:

That portion of Block 56 and a portion of vacated 2nd Street and vacated Railroad Avenue of the Plat of "First Addition to the Town of Sedro", as recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington, located in the Northeast 1/4 of the Northwest 1/4 of Section 25, Township 35 North, Range 4 East of the Willamette Meridian, described as follows:

Commencing at the intersection of the South right of way line, 40 feet South of center line, of Jameson Street and the vacated centerline of Metcalf Street in Block 55 of said "First Addition to the Town of Sedro";
thence North $88^{\circ}37'12''$ West along said South right of way line 160.00 feet to the point of beginning;
thence South $1^{\circ}24'22''$ West parallel with the centerline of 3rd Street of said Plat, a distance of 289.08 feet to a point at the centerline of vacated Fidalgo Street, said point bearing North $88^{\circ}37'12''$ West, 443.15 feet from the monument at the intersection of 3rd Street and Fidalgo street;
thence North $88^{\circ}37'12''$ West a distance of 160.00 feet;
thence North $1^{\circ}24'22''$ East a distance of 289.09 feet to the South right of way line of Jameson Street;
thence South $88^{\circ}36'55''$ East along said South right of way line a distance of 137.23 feet to an angle point in said right of way;
thence South $88^{\circ}37'12''$ East along said South right of way line a distance of 22.77 feet to the point of beginning.

(Also known as Tract 3 of Boundary Line Adjustment recorded October 28, 2024 under Auditor's File No. 202410280068, records of Skagit County, Washington.)

Situated in the County of Skagit, State of Washington.

Parcel B:

That portion of Block 55 and a portion of vacated alley, vacated 2nd Street, vacated Fidalgo Street, vacated Metcalf Street, and vacated Railroad Avenue of the Plat of "First Addition to the Town of Sedro", as recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington, located in the Northeast 1/4 of the Northwest 1/4 of Section 25, Township 35 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the intersection of the South right of way line, 40 feet South of center line, of Jameson Street and the vacated centerline of Metcalf Street in Block 55 of said "First Addition to the Town of Sedro";
thence North $88^{\circ}37'12''$ West along said South right of way line 160.00 feet;
thence South $1^{\circ}24'22''$ West parallel with the centerline of 3rd Street of said Plat, a distance of 289.08 feet to a point at the centerline of vacated Fidalgo Street, said point bearing North $88^{\circ}37'12''$ West, 443.15 feet from the monument at the intersection of 3rd Street and Fidalgo Street;
thence South $88^{\circ}37'12''$ East along said centerline of vacated Fidalgo Street a distance of 160.00 feet to the intersection of the centerline of vacated Metcalf Street;
thence North $1^{\circ}24'22''$ East along the centerline of vacated Metcalf Street a distance of 289.08 feet to the point of beginning.

(Also known as Tract 4 of Boundary Line Adjustment recorded October 28, 2024 under Auditor's File No. 202410280068, records of Skagit County, Washington.)

Situated in the County of Skagit, State of Washington.