

When recorded return to:

DL Skagit Properties, LLC, a Washington limited
liability company
3410 Mission Beach Road
Marysville, WA 98271

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251529

May 20 2025

Amount Paid \$341830.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S), **Ohana First LLC, a Washington limited liability company** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **DL Skagit Properties, LLC, a Washington limited liability company** the following described real estate, situated in the County of Skagit, State of Washington:

That portion of the West 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 7, Township 34 North, Range 4 East, W.M., lying Westerly of that certain tract taken by the State of Washington in Skagit County Superior Court Cause No. 33544, under Stipulated Judgment and Decree of Appropriation entered January 30, 1974,

EXCEPT the North 660 feet thereof,

AND ALSO EXCEPT the South 30 feet thereof conveyed to the State of Washington by Deed dated June 19, 1957 and recorded October 17, 1957, under Auditor's File No. 557370 for road purposes.

Situate in the County of Skagit, State of Washington

Subject to: SEE EXHIBIT "A" ATTACHED HERETO.

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

Tax Parcel Number(s): 340407-1-021-0101/ P24079

Dated: May 19, 2025

Ohana First LLC, a Washington limited liability company

By: 

Robert J. Campbell, Manager

State of Washington

County of King

This record was acknowledged before me on 19 day of May, 2025 by Robert J. Campbell, the Manager of Ohana First LLC, a Washington limited liability company.

(Stamp)


Printed name: BRIANA EVERROAD

Notary Public

My commission expires: 5.6.2026

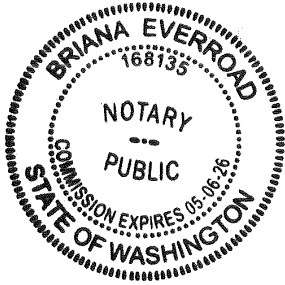


EXHIBIT "A" TO STATUTORY WARRANTY DEED

1. Condemnation by the State of Washington of right of access to State Highway No. 5 and of light, view and air, by Decrees entered November 21, 1955, July 26, 1960 and January 30, 1974, Skagit County Superior Court Cause Nos. 23156, 25580 and 33544.
2. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
Grantee: Puget Sound Power & Light Company, a Washington corporation
Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system
Area Affected:
Right of Way #1: The South 15 feet of the above-described property lying parallel with and adjacent to the North margin of Peter Bennett Road
Right of Way #2: The West 25 feet of the South 400 feet of the above-described property
Dated: June 11, 1996
Recorded: July 1, 1996
Auditor's File No. 9607010038
3. Matters disclosed by record of survey filed July 26, 1994 in Volume 16 of Surveys, page 26, under Auditor's File No. 9407260097
4. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
Grantee: Cascade Natural Gas Corporation, a Washington corporation
Purpose: For gas pipeline
Area Affected: 10 feet in width, per mutual agreement of Grantor and Grantee herein
Dated: August 22, 1996
Recorded: August 28, 1996
Auditor's File No. 9608280095
5. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
Between: City of Burlington, a municipal corporation
And: Hobbick Family Trust dated June 30, 1993
Dated: December 10, 1996
Recorded: December 11, 1996
Auditor's File No. 9612110036
Regarding: Agreement concerning sewer facilities and reimbursement of costs by subsequent users
6. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
Grantee: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation
Purpose: Water pipeline
Area Affected: The East 30 feet of the West 45 feet and the South 20 feet of the North 25 feet of the East 210 feet
Dated: October 29, 1996
Recorded: December 20, 1996
Auditor's File No. 9612200071
7. Matters as disclosed by survey recorded January 7, 2016 under Auditor's File No. 201601070077, records of Skagit County, Washington