

When recorded return to:

100 West Ferry Street, LLC
PO Box 31
Sedro Woolley, WA 98284

213251-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251995

Jun 27 2025

Amount Paid \$38392.50
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) 116 West Ferry Street, 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 **100 West Ferry Street, 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.)

Ptn. Blocks 1 & 7, Town of Woolley, Ptn. Block 11 West Add. to Woolley and Ptn. NW ¼ SW
¼, Sec 24-35N-R4 EWM

Tax Parcel Number(s): 4176-011-005-0002/P77410 & 4176-011-900-0008/P77411 & 4176-011-900-
0107/P77412 & 4177-001-006-0001/P77451 & 4177-007-011-0001/P77493 & 4177-007-006-
0008/P77492 & 4177-001-011-0004/P77452 & 350424-3-082-0200/P109239

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.
213251-LT, and Right to Manage Natural Resource Lands Disclosure attached hereto.

Dated: June 24, 2025

(attached to Statutory Warranty Deed)

116 West Ferry Street, LLC, a Washington Limited Liability Company

By: Tom Lane, Manager
Tom Lane, Manager

STATE OF WASHINGTON
COUNTY OF Snohomish

This record was acknowledged before me on this 24 day of June, 2025, by Tom Lane,
Manager of 116 West Ferry Street, LLC.

[Signature]
(Signature of notary public)
Stamp

Notary
(Title of office)

My commission expires: 01-16-26



Exhibit A

Parcel "A": P77410

That portion of the vacated Northern Avenue and of Block 11 of "West Addition to the Town of Woolley, Skagit County, Washington", as per plat recorded in Volume 2 of Plats, Page 89, Records of Skagit County, Washington, described as follows:

Beginning at the Southwest corner of said Block 11;
thence East along the South line thereof 210 feet to the true point of beginning;
thence continue East along said South line 91.5 feet;
thence North to the right-of-way of the Seattle and Northern Railway Company;
thence in a Southwesterly direction along the South line of said right-of-way to a point due North of the true point of beginning;
thence South to the true point of beginning.

Situated in Skagit County, Washington.

Parcel "B": P77412

That portion of the Northwest 1/4 of the Southwest 1/4 of Section 24, Township 35 North, Range 4 East, W.M., and Lots 1 and 2, Block 1, "Town of Woolley", as per plat recorded in Volume 2 of Plats, Page 92, Records of Skagit County, Washington and of vacated streets adjoining described as follows:

Beginning at a point on the North line of Ferry Street, 361.5 feet East of the Southwest corner of Block 11, "West Addition to the Town of Woolley, Skagit County, Washington", according to the plat recorded in Volume 2 of Plats, Page 89, Records of Skagit County, Washington;
thence East along the North line of Ferry Street 125 feet;
thence North to the South line of the Seattle & Northern Railway right-of-way as shown on said plat;
thence Southwesterly along said right-of-way line to a point due North of the place of beginning;
thence South to the place of beginning.

Situated in Skagit County, Washington.

Parcel "C": P77451

That part of Block 1, "Town of Woolley", according to the plat recorded in Volume 2 of Plats, Page 92, Records of Skagit County, Washington, and of the vacated streets adjoining, and vacated alley through said block, that have reverted by process of law lying within the following boundaries:

Beginning at a point on the South line of said Block 1, which is 486.5 feet East of the Southwest corner of Block 11, "West Addition to Woolley";
thence East along the South line of said Block 1 to the East line of alley as planned in said Block 1, "Town of Woolley";
thence North at right angles from the South line of said block to the South line of the Great Northern Railroad right-of-way;
thence Westerly along the South line of said right-of-way to intersect with a line running North from the point of beginning and at right angles to the South line of said block;
thence South to the point of beginning.

Situated in Skagit County, Washington.

Parcel "D": P77492

Lots 1 to 6, inclusive, Block 7, "Town of Woolley", according to the plat recorded in Volume 2 of Plats, Page 92, Records of Skagit County, Washington.

Situated in Skagit County, Washington.

Parcel "E": P77493

Lots 7 through 11, inclusive, Block 7, "Town of Woolley", as per plat recorded in Volume 2 of Plats, Page 92, Records of Skagit County, Washington.

TOGETHER WITH the West 1/2 of that portion of vacated Eastern Avenue lying West of the Northern Pacific right-of-way and directly East of said Block 7 which has reverted to said premises upon operation of law.

Situated in Skagit County, Washington.

Parcel "F": P77411

That portion of Block 11, "West Addition to the Town of Woolley, Skagit County, Washington", as per plat recorded in Volume 2 of Plats, Page 89, Records of Skagit County, and of vacated Northern Avenue adjoining on the North, described as follows:

Beginning at a point 301.5 feet East of the Southwest corner of Block 11, "West Addition to Woolley";
thence East along the North line of Ferry Street 60 feet;
thence North to the South line of the Seattle & Northern Railway right-of-way;
thence Southwesterly along said Railway line to a point due North of the point of beginning;
thence South to the point of beginning.

Situated in Skagit County, Washington.

Parcel "G": P77452

That part of Block 1 "Town of Woolley", according to the recorded plat thereof in the Office of the Auditor of Skagit County, Washington, in Volume 2 of Plats, Page 92, and of the vacated streets adjoining and vacated alley through said block, that have reverted by process of law, lying within the following described boundaries:

Beginning at a point 586.5 feet East of the Southwest corner of Block 11, of "West Addition to Woolley, Skagit County, Wash", according to the recorded plat thereof in the Office of the Auditor of Skagit County, Washington in Volume 2 of Plats, Page 89, and on the South line of Block 1 of the "Town of Woolley";
thence running North to the South line of the right-of-way of the Seattle and Northern Railway Company;
thence Easterly along the South line of said right-of-way to a point 20 feet West of the West line of the original right-of-way of Northern Pacific Railway Co.;
thence South parallel to and 200 feet distant from the West line of the original right-of-way of the Northern Pacific Railway Co. to the North line of Ferry Street;
thence West along the North line of Ferry Street and along the South line of Block 1 of said "Town of Woolley", to the place of beginning.

EXCEPT that portion thereof lying West of the East line of alley as planned in Block 1, "Town of Woolley".

Situated in Skagit County, Washington.

Parcel "H": P109239

Two parcels of land situated in the Northeast 1/4 of the Southwest 1/4 of Section 24, Township 35 North, Range 4 East, W.M., Sedro Woolley, Skagit County, Washington, described as follows, to-wit:

Parcel 1 of Parcel "H":

Beginning at the intersection of the North line of Ferry Street with the centerline of 40.0 foot wide Eastern Avenue, vacated by the City Council of the City of Sedro Woolley by Resolution #101, duly passed and adopted on October 27, 1930;
thence Northerly along the centerline of vacated Eastern Avenue, 170.0 feet, more or less, to the Southerly line of Northern Avenue, according to the official plat of Sedro Woolley, as filed in the County Auditor's Office in Skagit County, Washington;
thence Easterly along said Southerly line of Northern Avenue 20.3 feet to the Easterly line of said vacated Eastern Avenue, also being on the Westerly line of Burlington Northern Railroad Company's (formerly Northern Pacific Railway Company) 100.0 foot wide right-of-way, being a portion of the same property as described in Warranty Deed from Phillip A. Woolley and Kate Woolley dated April 18, 1890 and filed for record April 25, 1890 in Volume 10 of Deeds, Page 450 of the Records of said County;
thence Northern along said Westerly right-of-way line 42.39 feet to the Northerly line of said Northern Avenue, and being 50.0 feet Southerly, as measured at right angles from Burlington Northern Railroad Company's (formerly Great Northern Railway Company) Main Track centerline of the Burlington to Concrete, Washington Branch Line, as originally located and constructed;
thence Easterly along said Northern line of Northern Avenue 26.49 feet to a point being 25.0 feet Westerly, as measured at right angles from the centerline of said Railroad Company's 100.0 foot wide right-of-way;
thence Southerly along a line drawn parallel with the centerline of said 100.0 foot wide right-of-way 220.0 feet, more or less, to the said North line of Ferry Street;
thence Westerly along said North line of Ferry Street 45.69 feet to the point of beginning;

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Parcel 2 of Parcel "H":

Beginning at the intersection of the North line of Woodworth Street with the centerline of 40.0 foot wide Eastern Avenue, vacated by the City Council of the City of Sedro Woolley by Resolution #101 duly passed and adopted on October 27, 1930;
thence Northerly along the centerline of vacated Eastern Avenue 219.3 feet, more or less, to the South line of 80.0 foot wide Ferry Street;
thence Easterly along said South line of Ferry Street 45.69 feet to a point being 25.0 feet Westerly, as measured at right angles from the centerline of Burlington Northern Railroad Company's (formerly Northern Pacific Railway Company) 100.0 foot wide right-of-way, being a portion of the same property as described in Warranty Deed from Phillip A. Woolley and Kate Woolley dated April 18, 1890 and filed for record April 25, 1890 in Volume 10 of Deeds, Page 450 of the Records of said County;
thence Southerly along a line drawn parallel with the centerline of said 100.0 foot wide right-of-way

219.3 feet, more or less, to the said North line of Woodworth Street;
thence Westerly along said North line of Woodworth Street 45.69 feet to the point of beginning.

Situated in Skagit County, Washington.

Right to Manage Natural Resource Lands Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County resident's notification of the County's recognition and support of the right to manage Natural Resource Lands, e.g., farm and forest lands.

Skagit County Code 14.38.030(2) requires, in specified circumstances, recording of the following disclosure in conjunction with the deed conveying the real property:

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. Washington State Law at RCW 7.48.305 also establishes that:

...agricultural activities conducted on farmland and forest practices, if consistent with good agricultural and forest practices and established prior to surrounding nonagricultural and nonforestry activities, are presumed to be reasonable and shall not be found to constitute a nuisance unless the activity or practice has a substantial adverse effect on public health and safety. ...An agricultural activity that is in conformity with such laws and rules shall not be restricted as to the hours of the day or day or days of the week during which it may be conducted.