When recorded return to: Authorized Signor Zen Master LLC 16240 Penn Road Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX Affidavit No. 20252120 Jul 08 2025 Amount Paid \$16915.00 Skagit County Treasurer By Lena Thompson Deputy

Filed for record at the request of:



COMPANY OF WASHINGTON

425 Commercial St Mount Vernon, WA 98273

Escrow No.: 620059108

# CHICAGO TITLE 1220059108

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeffrey A. Hamblin, Successor Trustee of the Lester C Hamblin and Wilmoth L Hamblin Living Trust dated 10/22/1993

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys and warrants to Zen Master 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 S 1/2 NE 1/4 NW 1/4 SEC 25-34-3E, W.M

Tax Parcel Number(s): P22733 / 340325-2-002-0010

Subject to:

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

Together with all appurtenant water rights, including without limitation the certain groundwater right recorded in Ground Water Permit No. 1421, set forth on EXHIBIT "C" ATTACHED HERETO AND MADE A PART HEREOF

Statutory Warranty Deed (LPB 10-05) WA0000816.doc / Updated: 03.22.23

Page 1

#### STATUTORY WARRANTY DEED

(continued)

Dated: 7-8

Lester C Hamblin and Wilmoth L Hamblin Living Trust dated 10/22/1993

BY: A Hamoun

Successor Trustee

Washington State of County of SKAgit

This record was acknowledged before me on  $\underline{5uy8}, 2025$  by Jeffrey A. Hamblin as Successor Trustee of Lester C Hamblin and Wilmoth L Hamblin Living Trust dated 10/22/1993.

ame (Signature of notary public)

ngton Notary Public in and for the State of My appointment expires: \_ 202

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LORRIE J THOMPSON 🛚	
NOTARY PUBLIC #65760 STATE OF WASHINGTON	
STATE OF WASHINGTON	
COMMISSION EXPIRES	
JUNE 1, 2028	ľ
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Statutory Warranty Deed (LPB 10-05) WA0000816.doc / Updated: 03.22.23

Page 2

# EXHIBIT "A"

Legal Description

#### For APN/Parcel ID(s): P22733 / 340325-2-002-0010

Parcel One;

Tract "Z" as described below EXCEPT that portion lying Northerly of the following described Line "Y".

Parcel Two:

That portion of the following described Tract "X" lying Southerly of Line "Y".

Tract "Z":

That portion of the South 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 25, Township 34 North, Range 3 East, W.M. Iying Southerly of a line drawn 285 feet North of and parallel with the South line of said subdivision;

EXCEPT the west200 feet thereof and ALSO EXCEPT that portion thereof lying Easterly of the Westerly line of the Penn Road and FURTHER EXCEPT the following described tract:

Begin at the intersection of the Westerly line of the County Road and the South line of said subdivision; thence West along said South line a distance of 182 feet; thence North a distance of 108 feet; thence East parallel with said South line a distance of 218 feet, more or less, to the Westerly line of the County Road; thence Southerly along the Westerly line of the County Road to the point of beginning.

Line "Y":

Begin at a point on the North line of the South 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 25, Township 34 North, Range 3 East, W.M., South 89° 30' 42" East 200 feet from the Northwest corner thereof.; thence South 0° 20' 19" West along a line 200 feet East of and parallel with the West line of said subdivision a distance of 355.75 feet to an existing fence, and the beginning of this line description:

Thence South 88° 09' 45" East along said fence line and its Easterly projection, 1,085.54 feet to a re-bar set in concrete with a yellow plastic cap stamped with surveyor's license #9569, said point lies North 0° 09' 57" East 269 feet from the South line of said subdivision; thence South 88° 09' 45" East to the Westerly line of the County Road, the terminus of this line description.

Tract "X":

That portion of the South 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section. 25, Township 34 North, Range 3 East, W.M., described as follows:

BEGINNING at a point on the North line of said subdivision, 200 feet East of the Northwest corner thereof; thence South along a line, 200 feet East of and parallel to the West line of said subdivision, a distance of 356 feet, more or less, to a point 285 feet North of the South line of said subdivision; thence East along a line parallel to and 285 feet North of the South line of said subdivision, a distance of 1098 feet, more or less, to the West line of a County Road as the same existed on December 24,

Statutory Warranty Deed (LPB 10-05) WA0000816.doc / Updated: 03.22.23

Page 3

#### EXHIBIT "A" Legal Description (continued)

1951; thence Northerly along the West line of said County Road to a point that is 285 feet South of the North line of said subdivision; thence West, 300 feet; thence Northeasterly to a point on the North line of said subdivision that is 300 feet West of the point where the West line of the aforementioned County Road intersects the North line of said Subdivision; thence West, 808 feet, more or less, to the point of beginning.

Situated in Skagit County, Washington

Statutory Warranty Deed (LPB 10-05) WA0000816.doc / Updated: 03.22.23

Page 4

## EXHIBIT "B"

#### Exceptions

Right to withdraw ground water from a well, including the terms, covenants and provisions thereof

Recording Date:	November 23, 1951
Recording No.:	468718

Copy not available

2. Deeds for Boundary Line Adjustment, including the terms, covenants and provisions thereof

Recording No.:	202105180073
Recording No.:	202105180074

3. Title Notification Special Flood Hazard Area and the terms and conditions thereof:

Recording Date: December 30, 2004 Recording No.: 200412300131

4. Title Notification, including the terms, covenants and provisions thereof

Recording Date:	December 30, 2004
Recording No.:	200412300132

5. The Land has been classified as Farm and Agricultural and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording No.: 760394

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

- 6. City, county or local improvement district assessments, if any.
- 7. 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

Statutory Warranty Deed (LPB 10-05) WA0000816.doc / Updated: 03.22.23

Page 5

#### 202507080034 07/08/2025 01:04 PM Page 6 of 8

### EXHIBIT "B" Exceptions (continued)

of the terms.

Statutory Warranty Deed (LPB 10-05) WA0000816.doc / Updated: 03.22.23

Page 6



Copyright 2014 Northwest Multiple Listing Service Form 22P SKAGIT COUNTY Skagit Right-to-Manage Disclosure **RIGHT-TO-MANAGE** ALL RIGHTS RESERVED Rev. 10/14 NATURAL RESOURCE LANDS DISCLOSURE Page 1 of 1

The following is part of the Purchase and Sale Agreement dated \_June 22, 2025

between	Zen Master, LLC and/or assigns			("Buver")
	Buyer	Buyer		
and	Hamblin Living Trust			("Seller")
	Seller	Sele <sup>.</sup>		······································
concerning	16240 Penn Road	Mount Vernon	WA 98273	(the "Property")
•	Address	City	State Zip	

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property. Zen Master, LLC

06/22/2025 Zen Master, LLC Date Zen Master, LLC 06/22/2025 Date

Macht Date

Seller

Date

4687	18
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CERTIFICATE RECORD NO2 PAGE NO884-4	
STATE OF WASHINGTON, COUNTY OF Skerit	EXHIBIT "C
Certificate of Ground Water Right	
Issued in accordance with the provisions of Chapter 263, Laws of Washington for 1945, and az rules and regulations of the State Supervisor of Water Resources thereunder.	nendments thereto, and the
THIS IS TO CERTIFY THATART HAMBLIN	
of Mount Vernon, Mashington	, has made proof
to the satisfaction of the State Supervisor of Water Resources of Washington, of the ground waters of a	•
located within the 1827 of 1887 of Sec. 25, Two. 34 No. Res. 3 B. Ht M.	
for the purpose of irrigation and domastic supply	
under and subject to provisions contained in Ground Water Permit No	issued by the State
Supervisor of Water Resources and that said right to the use of said ground wat	ers has been perfected
in accordance with the laws of Washington, and is herby confirmed by the State	s Supervisor of Water
Resources of Washington and entered of record in Volume at page	
that the right hereby confirmed dates from July 31, 1950 ; that t	he quantity of ground
water under the right hereby confirmed for the purposes aforesaid, is limited t	to an amount actually
beneficially used for said purposes, and shall not exceed	ute: 13.5 sore-feet
per year for irrigation of 9 acres.	

A description of the lands to which such ground water right is appurtenant, and the place where such water is put to beneficial use, is as follows:

The St of the NEt of NWt (less road) of Sec. 25, Twp. 34 N., Rgs. 3 E.W.M.

The right to the use of the ground water aforesaid hereby confirmed is restricted to the lands or place of use herein described, except as provided in Sections 6 and 7, Chapter 122, Laws of 1929.

WITNESS the seal and signature of the State Supervisor of Water Resources affiged this \_\_\_\_\_\_\_

day of \_\_\_\_\_\_\_. 19\_\_\_\_.

Thus archaert

ENGINEERING DATA O.M. DOPPLI

8. F. No. 736