

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:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620059108

Escrow No.: 620059108

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

(continued)

Dated: 7-8-25

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

BY: Jeffrey A. Hamblin

Jeffrey A. Hamblin

Successor Trustee

State of WashingtonCounty of SkagitThis record was acknowledged before me on July 8, 2025 by Jeffrey A. Hamblin
as Successor Trustee of Lester C Hamblin and Wilmoth L Hamblin Living Trust dated 10/22/1993.Lorrie J Thompson

(Signature of notary public)

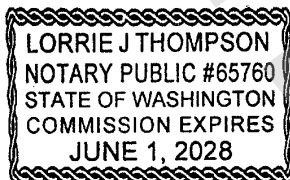
Notary Public in and for the State of WashingtonMy appointment expires: 6-1-2028

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. lying Southerly of a line drawn 285 feet North of and parallel with the South line of said subdivision;

EXCEPT the west 200 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,

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

EXHIBIT "B"
Exceptions

1. 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

EXHIBIT "B"

Exceptions
(continued)

of the terms.

468718

S. F. No. 7261-9-51-2nd. 2778.

CERTIFICATE RECORD No. 2 PAGE No. 884-ASTATE OF WASHINGTON, COUNTY OF Skagit

EXHIBIT "C"

Certificate of Ground Water Right

Issued in accordance with the provisions of Chapter 263, Laws of Washington for 1945, and amendments thereto, and the rules and regulations of the State Supervisor of Water Resources thereunder.

THIS IS TO CERTIFY That ART HAMBLINof Mount Vernon, Washington, has made proofto the satisfaction of the State Supervisor of Water Resources of Washington, of a right to the use of the ground waters of a welllocated within the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec. 25, Twp. 34 N., Rge. 3 E.W.M.for the purpose of irrigation and domestic supply

under and subject to provisions contained in Ground Water Permit No. 1421 issued by the State Supervisor of Water Resources and that said right to the use of said ground waters has been perfected in accordance with the laws of Washington, and is hereby confirmed by the State Supervisor of Water Resources of Washington and entered of record in Volume 2 at page 884-A; that the right hereby confirmed dates from July 31, 1950; that the quantity of ground water under the right hereby confirmed for the purposes aforesaid, is limited to an amount actually beneficially used for said purposes, and shall not exceed 75 gallons per minute; 13.5 acre-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 S $\frac{1}{2}$ of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ (less road) of Sec. 25, Twp. 34 N., Rge. 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 affixed this 23rdday of November, 1951.

Chas. J. Burkhart
State Supervisor of Water Resources

ENGINEERING DATA

S.S. 72244