

After Recording Return To:

Skagit Law Group, PLLC
P.O. Box 336
Mount Vernon, WA 98273

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Kaylee Oudman
Affidavit No. 20252657
Date 08/18/2025

STATUTORY WARRANTY DEED

GRANTOR: **FISHER BROWN 3 LLC,**
a Washington limited liability company

GRANTEE: **235 NORTH HILL, LLC**
a Washington limited liability company

Legal Descriptions;
Abbreviated Form: Lot 1, Burlington Hill Business Park, Phase II

Additional on: Exhibit "A"

Assessor's Tax Parcel No.: 8017-000-001-0000 / P112903

THE GRANTOR, **FISHER BROWN 3 LLC**, a Washington limited liability company, in consideration of the transfer by an entity of its interest in real property to another entity with the grantee owners receiving the same pro rata shares as held prior to transfer, which constitutes a mere change in identity or form under WAC 458-61A-211, hereby conveys and warrants to the GRANTEE, **235 NORTH HILL, LLC**, a Washington limited liability company, all of Grantor's right, title, and interest, together with all after-acquired title of the Grantor, in and to that certain real property situated in the County of Skagit, State of Washington, legally described as follows:

(See Exhibit "A" attached hereto and incorporated herein by this reference.)

SUBJECT TO: Easements, restrictions, and reservations of record.

STATUTORY WARRANTY DEED-1

DATED: August 14, 2025.

FISHER BROWN 3 LLC,
a Washington limited liability company

Janet L Gibbs
JANET L. GIBBS, Member

Holly J Hilts
HOLLY J. HILTS, Member

Tracy A. Reichert
TRACY A. REICHERT, Member

Todd A Brown
TODD A. BROWN, Member

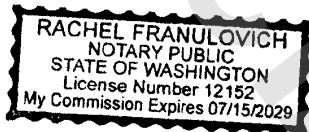
/// Acknowledgments follow ///

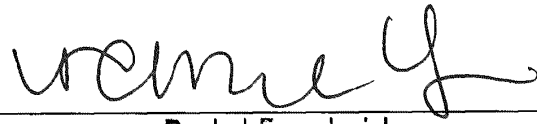
STATUTORY WARRANTY DEED-2

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **JANET L. GIBBS** is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as a Member of **FISHER BROWN 3 LLC**, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 14th day of August, 2025.

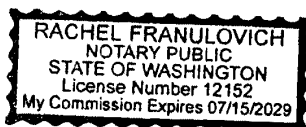



Printed Name Rachel Franulovich
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 7-15-2029

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **HOLLY J. HILTS** is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as a Member of **FISHER BROWN 3 LLC**, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 15th day of August, 2025.




Printed Name Rachel Franulovich
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 7-15-2029

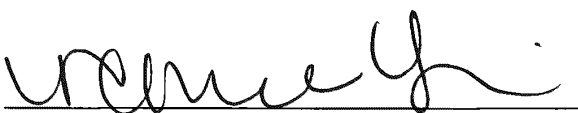
STATUTORY WARRANTY DEED-3

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **TRACY A. REICHERT** is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as a Member of **FISHER BROWN 3 LLC**, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 15th day of August, 2025.



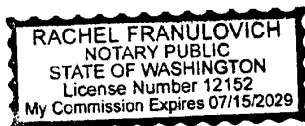


Printed Name Rachel Franulovich
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 7-15-2029

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **TODD A. BROWN** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as a Member of **FISHER BROWN 3 LLC**, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 15th day of August, 2025.





Printed Name Rachel Franulovich
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 7-15-2029

EXHIBIT "A"
STATUTORY WARRANTY DEED

Lot 1, Burlington Hill Business Park Phase II Binding Site Plan, approved October 15, 1997, recorded October 29, 1997, in Volume 13 of Short Plats, pages 53 to 56, inclusive, under Auditor's File No. 9710290033 and being a portion of the Southwest $\frac{1}{4}$ of Section 29, Township 35 North, Range 4 East, W.M., and a portion of the Northwest $\frac{1}{4}$ of Section 32, Township 35 North, Range 4 East, W.M.

Situated in Skagit County, Washington.

Exhibit "A"
Statutory Warranty Deed