

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252821

Aug 29 2025

Amount Paid \$74142.50
Skagit County Treasurer
By Kaylee Oudman Deputy

When recorded return to:

Boise Associates, LLC
PO Box 1320
Anacortes, WA 98221

Chicago Title
620059504

STATUTORY WARRANTY DEED

THE GRANTOR(S) LTCO Holdings Inc., a Washington Corporation, which acquired title as Mount Vernon Abstract & Title Co., Inc., a Washington corporation

for and in consideration of **ten dollars and other valuable consideration, as part of an IRS 1031 Tax Deferred Exchange**

in hand paid, conveys, and warrants to 111 East George Hopper Road, LLC a Washington Limited Liability Company, as to an undivided 66% interest and Dane A. Armstrong and Jacquelyn J. Armstrong, Co-Trustees of Revocable Living Trust of Dane A. Armstrong and Jacquelyn J. Armstrong, dated August 31, 2016, as to an undivided 34% interest

the following described real estate, situated in the County Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:

PTN LT 2, BS-1-95 BSP, REC. NO. 9508070045, TGW PTN. REVISED LT 3 OF BLA SURVEY REC. NO.
9807140063

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P108145/8004-000-002-0000

Dated: 8/26/25

LTCO Holdings Inc., a Washington Corporation

By: Nate Scott
Nate Scott, President

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 26 day of August, 2025, by Nate Scott of Mount Vernon Abstract & Title Co., Inc..

[Signature]
(Signature of notary public)
Stamp

Notary
(Title of office)

My commission expires: 6/19/29



Statutory Warranty Deed
LPB 10-05

Order No.: 25-23879-KM

Page 2 of 4

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 111 East George Hopper Road, Burlington, WA 98233
Tax Parcel Number(s): P108145/8004-000-002-0000

Property Description:

Lot 2, City of Burlington Binding Site Plan No. BS 1-95, approved August 4, 1995, and recorded August 7, 1995 in Volume 12 of Short Plats, page 15, under Auditor's File No. 9508070045, records of Skagit County, Washington; being a portion of Tracts A and B of Skagit County Short Plat No. 97-78, recorded in Volume 3 of Short Plats, page 41, and of the Southwest quarter of the Northwest quarter of Section 8, Township 34 North, Range 4 East, W.M.,

EXCEPT that portion described as follows:

Beginning at the Northeast corner of Lot 2, City of Burlington Binding Site Plan No. BS 1-95, approved August 4, 1995, and recorded August 7, 1995 in Volume 12 of Short Plats, page 15, under Auditor's File No. 9508070045, records of Skagit County, Washington;
Thence South 00°12'00" West along the East line thereof, a distance of 150.83 feet;
Thence North 02°21'30" West, a distance of 150.89 feet to a point on the North line of said Lot 2 which is 6.74 feet West of the Northeast corner thereof;
Thence South 89°48'01" East along said North line, a distance of 6.74 feet to the Point of Beginning;

AND TOGETHER WITH that portion of Revised Lot 3 of Boundary Line Adjustment Survey recorded July 14, 1998, in Volume 20 of Surveys, page 172, under Auditor's File No. 9807140063, being a portion of City of Burlington Binding Site Plan No. BS 1-95, approved August 4, 1995, and recorded August 7, 1995 in Volume 12 of Short Plats, page 15, under Auditor's File No. 9508070045, records of Skagit County, Washington; being a portion of Tracts A and B of Skagit County Short Plat No. 97-78, recorded in Volume 3 of Short Plats, page 41, and of the Southwest quarter of the Northwest quarter of Section 8, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of said Revised Lot 3;
Thence South 89°48'01" East along said South line thereof, a distance of 32 feet;
Thence North 02°21'30" West, parallel with the West line of said Revised Lot 3, a distance of 301.96 feet to the North line of said Revised Lot 3;
Thence North 89°48'01" West along said North line, a distance of 32 feet to the Northwest corner of said Revised Lot 3;
Thence South 02°21'30" East, along the West line of said Revised Lot 3, a distance of 301.96 feet to the Point of Beginning;

AND TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under, across and through a strip of land 12 feet in width lying Easterly of, adjacent to, and contiguous with the East line of the above described tract.

Situate in the County of Skagit, State of Washington

EXHIBIT B

25-23879-KM

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. 97-78: Recording No: 891248

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Binding Site Plan No. BSP 1-95: Recording No: 9508070045

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Boundary Line Adjustment Survey, in Volume 20 of Surveys, page 172: Recording No: 9807140063

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey: Recording No: 199911120078

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: Hopper Road, L.L.C., a limited liability company Purpose: ingress, egress and utilities Recording Date: September 1, 1999 Recording No.: 199909010124 Affects: as described in said instrument

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 of the terms.

City, county or local improvement district assessments, if any. 12. Assessments, if any, levied by the City of Burlington.