

When recorded return to:

BUILDING INVESTMENTS LLC
P.O Box #495
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20254118

Dec 23 2025

Amount Paid \$8405.00
Skagit County Treasurer
By Cain Cress Deputy

GNW 25-25048

STATUTORY WARRANTY DEED

THE GRANTOR(S) LEFTCOAST VENTURES LLC, a Washington Limited Liability Company, P.O Box # 261,
La Conner, WA 98257,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to BUILDING INVESTMENTS LLC, a Washington Limited Liability
Company

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

PARCEL A:

The West 165 feet of the South ½ of the Southeast ¼ of the Southwest ¼ of Section 3, Township 34 North, Range 2
East, W.M., EXCEPT that portion, if any, lying North of a line that is 660 feet North of and parallel with the South
line of said Southeast ¼ of the Southwest ¼, AND EXCEPT any portion thereof lying East of a line that is parallel
with and 1,485 feet East of the West line of said section; AND EXCEPT that portion conveyed to Skagit County by
Right-Of-Way Correction Deed – Reservation Road Parcel No. 4-4021-1, recorded February 24, 1998, under
Auditor's File No. 9802240014.

PARCEL B:

That portion of the Southeast ¼ of the Southwest ¼ of the Southwest ¼, lying Easterly and Southeasterly of the
county road right-of-way, all in Section 3, Township 34 North, Range 2 East, W.M.; AND EXCEPT that portion
conveyed to Skagit County by Right-Of-Way Correction Deed – Reservation Road Parcel No. 4-4021-1, recorded
February 24, 1998, under Auditor's File No. 9802240014.

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): P19752/340203-3-019-0008 and P19759/340203-3-023-0002

Statutory Warranty Deed
LPB 10-05

Dated: 12/19/25

LEFTCOAST VENTURES LLC, a Washington Limited Liability Company

By: [Signature]
Todd Wigal, Member

By: [Signature]
Jason Huizenga, Member

By: [Signature]
Kristin Huizenga, Member

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 19 day of December, 2025, by Todd Wigal, Jason Huizenga, and Kristin Huizenga, Members of LEFTCOAST VENTURES LLC.

[Signature]
(Signature of notary public)
Stamp

Notary
(Title of office)

My commission expires: 6/19/29



EXHIBIT B

25-25048-KM

9. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named SURVEY recorded on April 5, 1994 as Auditor's File No. 9404050035.
10. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named SURVEY recorded on November 19, 1997 as Auditor's File No. 9711190062.
11. STATEMENT OF MINERAL CLAIM AND THE TERMS AND CONDITIONS THEREOF: Claimant: Kimberly-Clark Corporation, a Delaware Corporation, successor-in-interest to Scott Paper Company, a Pennsylvania corporation Dated: March 12, 2009 Recorded: March 18, 2009 Auditor's No.: 200903180035 Regarding: Claims to be the owner of the non-participating royalty and as such owner desire to preserve such interest and does not intend to abandon same.
12. Lot certification, including the terms and conditions thereof, recorded on May 26, 2009 as Auditor's File No. 200905260295. Reference to the record being made for full particulars. The company makes no determination as to its affects.
13. Lot certification, including the terms and conditions thereof, recorded on May 26, 2009 as Auditor's File No. 200905260296. Reference to the record being made for full particulars. The company makes no determination as to its affects.
16. Unrecorded leaseholds, if any, rights of vendors and chattel mortgagees of personal property, and rights of tenants to remove trade fixtures at the expiration of term.