

When recorded return to:

Jones Industrial LLC
20479 Comet Lane
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20254138

Dec 29 2025

Amount Paid \$41642.50
Skagit County Treasurer
By Lena Thompson Deputy

GNW 25-25110

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mina Properties VI, LLC, a Washington Limited Liability Company, 1418 Market Street, Kirkland, WA 98033,

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

in hand paid, conveys, and warrants to Jones Industrial LLC, a Washington Limited Liability Company

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:
Section 24, Township 35 North, Range 4 East - NE NW

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): P90024 and P134086

Dated: 12/23/25

Mina Properties VI, LLC, a Washington Limited Liability Company

By: [Signature]
Hadi Mirzai, Managing Member

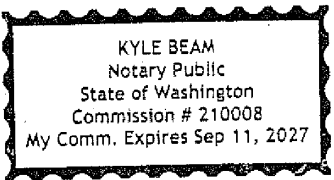
STATE OF WASHINGTON
COUNTY OF ~~SKAGIT~~ ^{Snohomish}

This record was acknowledged before me on this 23 day of December, 2025, by Hadi Mirzai, Managing Member of Mina Properties VI, LLC.

[Signature]
(Signature of notary public)

Stamp
Notary
(Title of office)

My commission expires: 9-11-27



UNOFFICIAL DOCUMENT

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 201 East Jones Road, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P90024 and P134086

Property Description:

That part of the Northeast quarter of the Northwest quarter of Section 24, Township 35 North, Range 4 East, W.M., lying West of the Northern Pacific Railway right-of-way and South of the Puget Sound and Baker River Railway right-of-way;

TOGETHER WITH that portion of the Northeast quarter of the Northwest quarter of Section 24, Township 35 North, Range 4 East, W.M. described as follows:

Beginning at the northeast corner of that certain tract conveyed by Patrick A. Rinmer Family Limited Partnership to the City of Sedro-Woolley by deed filed under Skagit County Auditors File No. 200912220005; thence N 2°42'09"W, a distance of 57.45 feet; thence S 88°22'21"W, a distance of 70.53 feet; thence S 2°25'31"E, a distance of 194.38 feet to a point on the north line of Michael Street at a curve concave to the northwest which radius point lies N 17°47'52"W, a distance of 15.50 feet; thence northeasterly along said curve through a central angle of 74°54'04", and an arc distance of 20.26 feet to a point on the west line of Patrick Street; thence N 2°42'11"W along the west line of Patrick Street, a distance of 120.62 feet to the northwest corner of said City of Sedro-Woolley parcel; thence N 87°17'51"E, a distance of 60.00 feet to the point of beginning. EXCEPT ditch rights-of-way;

ALSO EXCEPT road rights-of-way including those known as the Sapp Road and the East Jones Road along the Easterly and North lines thereof.

AND EXCEPT that portion conveyed to the City of Sedro Woolley by deed recorded November 25, 2008 under Auditor's File No. 200811250087.

AND EXCEPT the that portion of the Northeast quarter of the Northwest quarter of Section 24, Township 35 North, Range 4 East, W.M. described as follows:

Commencing at the northeast corner of Lot 4, Block 1, Moore's Addition to Woolley, as per plat recorded in Volume 2 of Plats, page 62, records of Skagit County, Washington; running thence east along the north lines of Block 1 and 2, a distance of 355 feet to the point of beginning of this description; thence north and parallel with the west line of the northeast quarter of the northwest quarter, a distance of 245 feet; thence west and parallel with the north line of Moore's Addition, a distance of 284.47 feet; thence south and parallel with the west line of the northeast quarter of the northwest quarter, a distance of 341.73 feet to a curve concave to the east which radius point lies N 78°57'09"E, a distance of 74.50 feet; thence southeasterly along said curve through a central angle of 31°41'04", and an arc distance of 41.20 feet to a point on the north line of State Route 20; thence N 87°55'35"E along said north line, a distance of 255.51 feet; thence N 2°26'37"W, a distance of 136.81 feet; thence N 88°22'21"E, a distance of 5.35 feet to the point of beginning.

Situate in Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 25-25110-KH

Page 3 of 4

EXHIBIT B

25-25110-KH

9. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:
Grantee: Drainage District No. 14
Dated: February 15, 1935
Recorded: February 26, 1935
Auditor's No. 267764
Purpose: "...construct...maintain, repair and operate said drainage ditch..." Area Affected: Northwesterly corner of the subject property
10. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:
Grantee: Public Utility District No. 1
Dated: August 15, 1955
Recorded: August 16, 1955
Auditor's No. 522565
Purpose: "...to lay, maintain, operate, relay and remove waterlines..."
Area Affected: Easterly 20 feet
11. EASEMENT AND PROVISIONS THEREIN:
Grantee: Puget Sound Energy, Inc., a Washington Corporation
Dated: June 13, 2011
Recorded: June 20, 2011
Auditor's No.: 201106200159
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.
12. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:
Grantee: Patrick A. Rimmer Family LLC
Recorded: August 16, 2011
Auditor's No. 201108160017
Purpose: Storm Water Retention
Area Affected: The South 110 Feet
13. Provisions and matters regarding a boundary line adjustment set forth on document recorded under Auditor's File No. 201712220040.
14. 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 for Les Schwab Tire Centers of WA Inc, recorded January 17, 2018 as Auditor's File No. 201801170036.
15. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Brickyard Creek.

Statutory Warranty Deed
LPB 10-05

Order No.: 25-25110-KH

Page 4 of 4