

When recorded return to:

Shahriar S. Bozorgzadeh, Trustee  
of The Ahva Trust dated February 18, 1999  
5933 Chuckanut Drive  
Bow, WA 98232

215205-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20260151

Jan 16 2026

Amount Paid \$12855.00  
Skagit County Treasurer  
By Cain Cress Deputy

### STATUTORY WARRANTY DEED

THE GRANTOR(S) **KXA Estates LLC, a Washington Limited Liability Company**

for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE  
CONSIDERATION – Pursuant to IRC Section 1031 Tax Deferred Exchange**

in hand paid, conveys and warrants to **Shahriar S. Bozorgzadeh, Trustee of The Ahva Trust dated  
February 18, 1999**

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

**For Full Legal See Attached “Exhibit A”**

Abbreviated Legal: (Required if full legal not inserted above.)

Ptn GL 8, Sec 33-36N-R3 EWM (aka Parcel 1 of BLA AFN 202107140035)

Tax Parcel Number(s): 360333-0-038-0002/P48572

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown in Land Title Company’s Preliminary Commitment No. 215205-LT.

Dated: January 7, 2026

(attached to Statutory Warranty Deed)

KXA Estates LLC, a Washington Limited Liability Company

By: *Kristy M. Born*  
Kristopher M. Born, Manager

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on this 12<sup>th</sup> day of Jan., 2026, by Kristopher M. Born, Manager of KXA Estates LLC.

*[Signature]*  
(Signature of notary public)  
Stamp

UPO  
(Title of office)

My commission expires: August 18, 2028



### Exhibit A

That portion of Government Lot 8, Section 33, Township 36 North, Range 3 East, W.M., described as follows:

BEGINNING at the Northeast corner of said Government Lot 8 (East 1/4 corner) Section 33; from which the Southeast corner of said Section 33 bears South 0°12'15" West a distance of 2,654.13 feet; thence South 89°36'28" West along the North line of said Government Lot 8 for a distance of 296.80 feet to the Northwest corner of that certain parcel conveyed to the Herbert Adela Miller Revocable Trust by Quit Claim deed recorded under Skagit County Auditor's File No. 201607080088 and being the TRUE POINT OF BEGINNING; thence continue South 89°36'28" West along said North line of Government Lot 8 for a distance of 135.52 feet to a point which is described on previous descriptions as being 432.3 feet West of the East line of said Government Lot 8; thence South 0°12'15" West parallel with said East line of Government Lot 8 for a distance of 166.00 feet; thence North 89°36'28" East for a distance of 110.81 feet, more or less, to a point which is 321.50 feet West (as measured perpendicular) from the East line of said Government Lot 8; thence South 0°12'15" West for a distance of 156.29 feet, more or less, to the Northerly right-of-way margin of West Bow Hill Road; thence North 82°28'15" East along said Northerly right-of-way margin for a distance of 45.63 feet; thence North 0°12'15" East for a distance of 106.77 feet; thence North 89°47'45" East for a distance of 45.00 feet; thence North 0°12'15" East for a distance of 127.00 feet, more or less, to the South line of said Herbert Adela Miller Revocable Trust tract; thence South 89°36'28" West along said South line for a distance of 65.50 feet, more or less, to the Southwest corner of said Herbert Adela Miller Revocable Trust tract at a point bearing South 0°12'15" West from the TRUE POINT OF BEGINNING; thence North 0°12'15" East along the West line of said Herbert Adela Miller Revocable Trust tract for a distance of 83.00 feet, more or less, to the TRUE POINT OF BEGINNING.

(Also known as Parcel 1 of Boundary Line Adjustment recorded July 14, 2021, under Skagit County Auditor's File No. 202107140035.)

Situate in the County of Skagit, State of Washington.