

When recorded return to:
Lockt LLC
1215 W Holly St
Bellingham, WA 98225

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20260174
Jan 21 2026
Amount Paid \$56107.34
Skagit County Treasurer
By Lena Thompson Deputy

BARGAIN AND SALE DEED

THE GRANTOR(S)

Jack R. Wallace and Elizabeth A. Wallace, a married couple, and Wallace Industrial, LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, bargains, sells, and conveys to

Lockt LLC, a Washington limited liability company, as to an undivided 55.1724% interest and 239 Joyce Place LLC, a Washington limited liability company, as to an undivided 13.7931% interest and 1195 Brighton Crest LLC, a Washington limited liability company, as to an undivided 31.0345% interest

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

Parcel A:

Lot 14, Hopper Road Business Park Second Revised Binding Site plan, as recorded June 28, 2005 under Auditor's File No. 200506280192, records of Skagit County, Washington. Situate in the County of Skagit, State of Washington.

Parcel B:

Lot 15, Hopper Road Business Park Second Revised Binding Site plan, as recorded June 28, 2005 under Auditor's File No. 200506280192, records of Skagit County, Washington. Situate in the County of Skagit, State of Washington..

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

Tax Parcel Numbers: P116587 / 8025-000-014-0000, P116588 / 8025-000-015-0000

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

BARGAIN AND SALE DEED
(continued)

Dated: 1/19/26

[Signature]
Jack R. Wallace
Elizabeth A. Wallace
Elizabeth A. Wallace

Wallace Industrial, LLC.

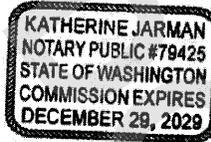
BY: [Signature]
Jack R. Wallace
Manager

State of Washington

County of Skagit

This record was acknowledged before me on 1-19-26 by Jack R. Wallace as
Manager of Wallace Industrial, LLC.

[Signature]
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 12-29-29



State of Washington

County of Skagit

This record was acknowledged before me on 1-19-26 by Jack R. Wallace and
Elizabeth A. Wallace

[Signature]
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 12-29-29

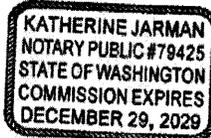


EXHIBIT "A"

Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Burlington
Purpose: Fire truck ingress and egress
Recording Date: August 14, 1992
Recording No.: 9208140092
Affects: as described in said instrument
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Cascade Natural Gas Corporation
Purpose: Natural gas pipeline(s)
Recording Date: January 6, 1995
Recording No.: 9501060061
Affects: as described in said instrument
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: December 20, 1994
Recording No.: 9501120046
Affects: as described in said instrument
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Public Utility District No. 1
Purpose: Underground waterline
Recording Date: December 4, 1996
Recording No.: 9612040091
Affects: as described in said instrument
5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 Hopper Road Business Park Binding Site Plan:
Recording No: 200002230067
6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 Hopper Road

EXHIBIT "A"

Exceptions
(continued)

Business Park Revised Binding Site Plan:
Recording No: 200301300162

7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 Hopper Road Business Park Second Revised Binding Site Plan:
Recording No: 200506280192

8. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document
Recording No.: 200301300163
Recording No.: 200506210192
Executed By: Port of Skagit County