

202602030032

02/03/2026 01:25 PM Pages: 1 of 5 Fees: \$307.50  
Skagit County Auditor, WA

**After Recording Return To:**  
Tallwoods, LLC  
816 South Spruce Street  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20260287

Feb 03 2026

Amount Paid \$68942.50

Skagit County Treasurer

By Lena Thompson Deputy

**INSURED BY  
CHICAGO TITLE**

420040771

**STATUTORY WARRANTY DEED**

Agate Two LLC., a Washington Limited Liability Company, THE GRANTOR(S)

FOR and in consideration of TWO MILLION EIGHT HUNDRED FORTY THOUSAND AND NO/100 DOLLARS (\$2,840,000.00), in hand paid, conveys and warrants to

Tallwoods, LLC, a Washington limited liability company, the GRANTEE,

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

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

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

Lot 1, Blk. 133, Burlington 1st, and Ptn. NW, 5-34-4E, W.M.

Tax Parcel Number(s): P72182 / 4077-133-001-0008, P118421 / 340405-0-021-0200 and P118422 / 340405-0-021-0300

When the context requires, singular nouns and pronouns, include the plural.

Dated JANUARY 29, 2026

Agate Two LLC., a Washington Limited Liability Company

By: *Brent Walker*  
Brent Walker, Authorized Signatory

STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ ) ss

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me,

personally appeared Brent Walker to me known to be the Authorized Signatory of **Agate Two LLC., a Washington Limited Liability Company**, the limited liability company that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that the he/she was authorized them to execute the said instrument and that the seal affixed is the corporate seal of said limited liability company.

Witness my hand and official seal hereto affixed the day and year first above written

**NOTARY STAMP/SEAL**

Given under my hand and official seal of office this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_.

**See attached loose California Certificate**

\_\_\_\_\_  
NOTARY PUBLIC

MY Commission Expires: \_\_\_\_\_

Residing at: \_\_\_\_\_  
\_\_\_\_\_

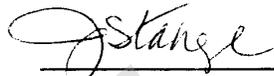
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Riverside

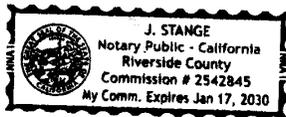
On January 29, 2026 before me J. Stange, Notary Public, personally appeared Brent Walker who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



J. Stange  
Notary Public in and for  
State of California  
County of Riverside



Description of attached: STATUTORY WARRANTY DEED

Date of document: 1/29/2026

Number of pages: 2 (excluding this page and attachments) EXHIBIT A

Additional Information:

Capacity claimed by signer: Individual:  Trustee:  Attorney-in- Fact:

Corporate Officer:  Partner-Limited/General:

Other:  Authorized Signatory of Agate Two LLC., A Washington Limited Liability Company

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

PARCEL A:

LOT 1, BLOCK 133, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:

THAT PORTION OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., BEING A PORTION OF THE SAME PROPERTY DESCRIBED IN RIGHT OF WAY DEED FROM GEORGE D. MCLEAN, ET UX TO THE SEATTLE & MONTANA RAILWAY COMPANY FILED FOR RECORD NOVEMBER 1, 1892 IN VOLUME 25 OF DEEDS, PAGE 149, UNDER AUDITOR'S FILE NO. 10578, DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 133, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE ALONG THE EASTERLY LINE OF SAID BLOCK 133, SOUTH 06°52'34" EAST, 204.91 FEET TO A CHAIN LINK FENCE;

THENCE ALONG SAID FENCE AND ITS EASTERLY EXTENSION SOUTH 88°30'10" EAST, 134.99 FEET;

THENCE NORTH 6°52'34" WEST, 224.57 FEET;

THENCE SOUTH 83°30'10" WEST, 133.55 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

PARCEL C:

THAT PORTION OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., BEING A PORTION OF THE SAME PROPERTY DESCRIBED IN RIGHT OF WAY DEED FROM GEORGE D. MCLEAN, ET UX TO THE SEATTLE & MONTANA RAILWAY COMPANY FILED FOR RECORD NOVEMBER 1, 1892 IN VOLUME 25 OF DEEDS, PAGE 149, UNDER AUDITOR'S FILE NO. 10578, DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 3, BLOCK 134, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE ALONG THE EASTERLY LINE OF SAID BLOCK 134, NORTH 6°52'34" WEST, 175.0 FEET TO THE SOUTHWESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED DATED MARCH 16, 2001 FROM THE BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY TO THOMAS K. STUDEBAKER, RECORDED IN THE OFFICE OF THE SKAGIT COUNTY, WASHINGTON AUDITOR, MARCH 22, 2001, AS AUDITOR'S FILE NO. 200103220083;

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

THENCE NORTH 83°07'26" EAST, ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL DESCRIBED IN DEED DATED MARCH 16, 2001, A DISTANCE OF 133.55 FEET;

THENCE SOUTH 6°52'34" EAST, 175.0 FEET;

THENCE SOUTH 83°07'25" WEST, 133.55 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.