

**When recorded return to:**  
MSP Prosser RE, LLC  
Michael Shane Pierre  
PO BOX 27069  
Seattle, WA 98165

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20260701  
Mar 11 2026  
Amount Paid \$112580.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



5006 Center Street, Suite J  
Tacoma, WA 98409  
CTT620060863  
Escrow No.: 25001587-NCS

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Ribera Balko Enterprises Family Limited Partnership. a Washington limited partnership

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other good and valuable consideration and as part of an I.R.C. Section 1031 Tax Deferred Exchange in hand paid, conveys and warrants to MSP Prosser RE, LLC, a Washington limited liability company

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

Revised Parcel B of Fred Meyer-Burlington Boundary Line Adjustment No. 10-01, filed under Auditor's File No. 201002160174, Skagit County, Washington, described as follows:

Lot 1 of Fred Meyer Retail Store Binding Site Plan, approved December 29, 1993, and recorded January 10, 1994 in Volume 11 of Short Plats, pages 41 through 48, recorded under Auditor's File No. 9401100038, records of Skagit County, Washington; being a portion of the Southwest quarter of the Northwest quarter of Section 5, Township 34 North, Range 4 East of the Willamette Meridian., and amended by document recorded under Auditor's File No. 9711030141, records of Skagit County, Washington.

TOGETHER WITH the North 21.00 feet of the East 175.41 feet of the most Westerly 263.48 feet of Lot 6 of said Binding Site Plan.

Situated in Skagit County, Washington.

Tax Parcel Number(s): P23561 / 8013-000-001-0000

Subject to:

1. 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: June 24, 1993  
Recording No.: 9306240132

2. Covenants, conditions and restrictions 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 Date: September 10, 1993  
Recording No.: 9309100062

Modification(s) of said covenants, conditions and restrictions

Recording No.: 9610160077  
Recording No.: 9711030141

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, 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 Fred Meyer Retail Store Binding Site Plan:

Recording No: 9401100038

4. Memorandum of Supplemental Agreement, including the terms, covenants and provisions thereof

Recording Date: May 20, 1994  
Recording No.: 9405200044

5. Covenants, conditions and restrictions 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 Date: July 29, 1998  
Recording No.: 9807290130

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Skagit County  
Purpose: Water line  
Recording Date: February 23, 2007  
Recording No.: 200702230062

7. Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof

Recording Date: January 28, 2010  
Recording No.: 201001280063

8. Boundary Line Adjustment, including the terms, covenants and provisions thereof

Recording Date: February 16, 2010  
Recording No.: 201002160174

9. Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof

Recording Date: March 9, 2010  
Recording No.: 201003090043

10. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

Dated: March 10<sup>th</sup>, 2026

Ribera Balko Enterprises Family Limited Partnership

BY: Diana Lee Ribera  
Diana Lee Ribera  
General Partner

State of Washington

County of King

This record was acknowledged before me on March 10<sup>th</sup>, 2026 by Diana Lee Ribera as General Partner of Ribera Balko Enterprises Family Limited Partnership.

Margaret Bertucci  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 01/06/2028

