

**When recorded return to:**  
Harinder Singh and Iqbal K. Lalli, a married couple  
P.O. Box 133  
Marysville, WA 98270

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20260847  
Mar 26 2026  
Amount Paid \$11965.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

Chicago Title  
Commercial Services 620060957

Escrow No.: 620060957

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Ali-Jen 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, conveys and warrants to Harinder Singh and Iqbal K. Lalli, a married couple

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

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

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

Ptn. SE, 30-34-4E, W.M.

Tax Parcel Number(s): P28788 / 340430-0-011-0015

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: MARCH 25, 2024

Ali-Jen LLC, a Washington Limited Liability Company

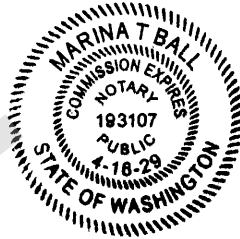
BY: Thomas A. Little  
Thomas A. Little  
Managing Member

State of Washington  
County of Kagit

This record was acknowledged before me on 3/25/2024 by  
Thomas A. Little

as Managing Member of  
Ali-Jen LLC, a Washington limited liability company.

Marina T Ball  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 4-16-2029



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P28788 / 340430-0-011-0015**

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That portion of the Southeast ¼ of Section 30, Township 34 North, Range 4 East, W.M., described as follows:

Commencing at the Northeast corner of said subdivision;  
thence North 89°40'44" West, along the North line of said Southeast ¼, a distance of 505.95 feet;  
thence South 1°12'41" West, parallel with the West line of said East ½, a distance of 585.00 feet;  
thence North 89°40'44" West 10.27 feet to the West line of parcel conveyed to Skagit County by deed recorded under Auditor's File No. 593256;  
thence continue North 89°40'44" West, parallel with the North line of said Southeast ¼ 139.49 feet to the East line of the West ½ of the Northeast ¼ of the Southeast ¼ of said Section 30 and the true point of beginning;  
thence continue North 89°40'44" West 218.70 feet to the center line of Cleveland Avenue produced South, as established in the City of Mount Vernon;  
thence North 1°53'07" East, along the center line of Cleveland Avenue produced 345.15 feet to a point 240.00 feet from the intersection of the center line produced South of Cleveland Avenue, as established in the City of Mount Vernon, and the center line of said Section 30;  
thence South 89°40'44" East, parallel with the North line of said Southeast ¼, 214.64 feet to the East line of the West ½ of said Northeast ¼ of the Southeast ¼;  
thence South 1°12'41" West, along said line, a distance of 345.06 feet to the true point of beginning.

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Pacific Telephone and Telegraph Co.  
Purpose: telephone and telegraph poles  
Recording Date: August 3, 1910  
Recording No.: 80536  
Copy not available
2. Agreement regarding drainage ditch, including the terms, covenants and provisions thereof  
Recording Date: March 16, 1925  
Recording No.: 192453
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: August 30, 1946  
Recording No.: 395514
4. Agreement regarding Cleveland Avenue, including the terms, covenants and provisions thereof  
Recording Date: March 31, 1953  
Recording No.: 486905
5. 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 Survey:  
Recording No: 9802260028
6. Regulatory Notice/Agreement regarding Ordinance 2876, including the terms, covenants and provisions thereof  
Recording Date: April 8, 1998  
Recording No.: 9804080068
7. Agreement regarding Development extension agreement, including the terms, covenants and provisions thereof

**EXHIBIT "B"**

Exceptions  
(continued)

- Recording Date: August 1, 2002  
Recording No.: 200208010124
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Verizon Northwest, Inc.  
Purpose: Communication service, power service and related services  
Recording Date: December 15, 2003  
Recording No.: 200312150112
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Verizon Northwest Inc.  
Purpose: Communication service, power service and related services  
Recording Date: April 27, 2004  
Recording No.: 200404270005
10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Mount Vernon School District No. 320  
Purpose: Sewer and water  
Recording Date: May 10, 2007  
Recording No.: 200705100144
11. Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof  
Recording Date: May 10, 2007  
Recording No.: 200705100145
12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line  
Recording Date: May 5, 2016  
Recording No.: 201605050076
13. Memorandum of Energy Storage Option to Lease and Land Lease, including the terms, covenants and provisions thereof  
Recording Date: June 3, 2025  
Recording No.: 202506030044

**EXHIBIT "B"**

Exceptions  
(continued)

14. 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."
15. Assessments, if any, levied by City of Mount Vernon.
16. City, county or local improvement district assessments, if any.
17. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.
18. A lease with certain terms, covenants, conditions and provisions set forth therein.

Dated: May 22, 2025  
Lessor: Ali-Jen, LLC  
Lessee: CEP Master Devco, LLC  
Recording Date: June 3, 2025  
Recording No.: 202506030044