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06/10/2026 10:32 AM Pages: 1 of 9 Fees: \$311.50
Skagit County Auditor, WA

When recorded return to:
Pape' Properties, Inc., an Oregon Corporation
355 Goodpasture Island Rd Suite 300
Eugene, OR 97401

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20261783
Jun 10 2026
Amount Paid \$280580.00
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 500166126

Escrow No.: 500166126

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bellweather Properties LLC, a Washington limited liability company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration and as
part of an IRC Section 1031 Exchange
in hand paid, conveys and warrants to Pape' Properties, Inc., an Oregon Corporation

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. NW NW, 32-35-4E, W.M. and Ptn. SW SW, 29-35-4E, W.M.

Tax Parcel Number(s): P38176 / 350432-0-010-0005, P38177 / 350432-0-011-0004, P38209 /
350432-2-011-0000, P119259 / 350429-3-004-0700

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 6-9-26

Bellweather Properties LLC, a Washington limited liability company

BY: [Signature]
Diane M. Steen
Manager

State of Washington
County of Skagit

This record was acknowledged before me on 6-9-26 by
Diane Steen

as Member of
Bellweather Properties, LLC

(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 11-1-2026

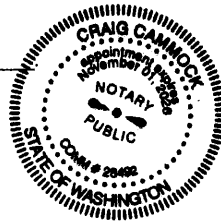


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P38176 / 350432-0-010-0005, P38177 / 350432-0-011-0004, P38209 / 350432-2-011-0000 and P119259 / 350429-3-004-0700

Parcel "A":

The Northerly 369.67 feet of that portion of the East 1/2 of the West 1/2 of the Northwest 1/4 of Section 32, Township 35 North, Range 4 East, W.M., lying West of the great Northern Railway company right of way and East of the right of way conveyed to Pacific Northwest Traction company by Deed recorded in Volume 87 of Deeds, Page 599, under Auditor's File No. 88568,

EXCEPT a strip of land as conveyed to the town of Burlington, by Deed dated August 11, 1934 and recorded January 5, 1935 in volume 166 of Deeds, Page 434, under Auditor's File No. 266815.

Situate in the County of Skagit, State of Washington.

Parcel "B":

That portion of the West 1/2 of the West 1/2 of the Northwest 1/4 of Section 32, Township 35 North, Range 4 East, W.M., lying North of the following described line:

BEGINNING at a point on the West line of said Section that is 368.59 feet South of the Northwest corner thereof; thence South 89° 06' East to the East line of said subdivision and the terminus of said line, except that portion thereof lying East of the following described line:

BEGINNING at a point on the North line of said Northwest 1/4 that is 9.71 chains (640.86 feet) East of the Northwest corner thereof;
thence South to a point on the South line of said Northwest 1/4 that is 9.74 chains (642.84 feet) East of the Southwest corner thereof.

Also except that portion thereof lying within the boundaries of the State highway running along the West line thereof, as conveyed to the State of Washington by documents recorded under Auditor's File No. 284054 and 570005, records of Skagit County, Washington.

TOGETHER WITH that portion conveyed in Boundary Line Adjustment under Recording No. 202012310181 described as follows:

That portion of the West 1/2 of the West 1/2 of the Northwest quarter of Section 32, Township 35 North, Range 4 East, W.M. lying North of the following described Line "A" and East of the following described line "B":

Line "A": Beginning at a point on the West line of said Section that is 368.59 feet South of the Northwest corner thereof;

EXHIBIT "A"
Legal Description
(continued)

Thence South 89°06" East to the East line of said Subdivision and the terminus of this line.

Line "B": Beginning at a point of the North line of said Northwest ¼ that is 9.71 chains (640.86 feet) East of the Northwest corner thereof;
Thence South to a point on the South line of said Northwest ¼ that is 9.74 chains (642.84 feet) East of the Southwest corner thereof and the terminus of said line.

Situate in the County of Skagit, State of Washington.

Parcel "C":

Together with the following described Tract (the "Road Parcel")

The South, 40 feet of that portion of the following described tract lying Westerly of the Burlington Northern railroad right-of-way as described in document recorded under Auditor's File No. 8907130033, records of Skagit County, Washington:

That portion of the Southwest 1/4 of Section 29, Township 35 North, Range 4 East, W.M., described as follows:

BEGINNING at the intersection of a line drawn parallel with and distant 30 feet Southerly of, as measured at right angles to, the East-West centerline of said Section 29 and a line drawn parallel with and distant 66.0 feet Easterly of, as measured at right Angles to, the centerline of State Road No. 1 as located and constructed on July 13, 1989; thence Southerly parallel with said centerline of State Road No. 1, a distance of 141.1 feet;
thence Westerly at right angles to the last described course, a distance of 16 feet;
thence Southerly along a line drawn parallel with and distant 50.0 feet Easterly of, as measured at right angles to, said State Road No. 1 centerline to the South line of said Section 29;
thence East along the South line of said Section 29 to the Southeast corner of the said Southwest 1/4;
thence North along the East line of said Southwest 1/4 to the Northeast corner thereof;
thence West along the North line of said Southwest 1/4 to the Westerly line of the main Track of the Burlington Northern Railroad company;
thence South along the Westerly line of said main track to the point of intersection with a line drawn parallel with and distant 30.0 feet Southerly of, as measured at right angles to, the East-West centerline of Section 29;
thence Westerly along said line drawn parallel with the East-West centerline to the point of beginning;

Except all road and ditch rights-of-way;

EXHIBIT "A"
Legal Description
(continued)

AND ALSO EXCEPT that portion thereof lying within the boundaries of the Burlington Northern Railroad Company's Railroad right-of-way, as said right-of-way is described and defined in document recorded Under Auditor's File No. 8907130033, records of Skagit County, Washington;

AND ALSO EXCEPT that portion conveyed to Lester H. Gear by Deed dated April 10, 1903, recorded April 11, 1903 in Volume 49 of Deeds, Page 569, under Auditor's File No. 3741, records of Skagit County, Washington, described as follows:

BEGINNING at a point on the East line of said Southwest 1/4 where the South Trunk of a certain ditch, as located on said April 10, 1903, between the Southwest 1/4 and the Northwest 1/4 of said Section 29, intersects said East Line; run thence West along the bank of said ditch as then located to the West line of said section 29;
thence South 20 feet; thence East 20 feet distant from the South bank of said ditch to the East line of said Southwest 1/4;
thence North, 20 feet to the place of beginning.

(Also shown as that portion of Burlington hill business park binding site plan lying South of Lots 2, 3 and Z)

Except the West, 218.27 feet of the North 20 feet of the "Road Parcel" as described Immediately above.

Situate in the County of Skagit, State of 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: Anchors and wires
Recording Date: March 13, 1927
Recording No.: 203677
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Pacific Telephone and Telegraph Company
Purpose: Electric transmission and/or distribution line
Recording Date: February 16, 1911
Recording No.: 83397
3. Relinquishment of all existing, future or potential easements for access, light, view and air, and all rights of ingress, egress and regress to, from and between said Land and the highway or highways to be constructed on lands conveyed by Deed:
To: State of Washington
Dated: August 13, 1958
Recording Date: September 5, 1958
Recording No.: 570005
4. Reservations contained in Deed, including the terms, covenants and provisions thereof
Recording Date: December 21, 1989
Recording No.: 8912210037
5. 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: Underground electric transmission and/or distribution system
Recording Date: December 19, 1991
Recording No.: 9112190028
6. 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: Underground electric transmission and/or distribution system
Recording Date: July 27, 1994
Recording No.: 9407270078

EXHIBIT "B"Exceptions
(continued)

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: City of Burlington
Purpose: Sewer
Recording Date: September 8, 1994
Recording No.: 9409080054
8. Conditions, covenants, restrictions contained in Deed, including the terms, covenants and provisions thereof
- Recording Date: August 11, 1999
Recording No.: 199908110040
9. 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: 200101300111
10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Energy, Inc.
Purpose: Underground electric transmission and/or distribution system
Recording Date: August 15, 2005
Recording No.: 200508150177
11. Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof
- Recording Date: December 28, 2018
Recording No.: 201812280089
12. Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof
- Recording Date: January 8, 2019
Recording No.: 201901080021
13. Agreement regarding plank road crossing, including the terms, covenants and provisions thereof

EXHIBIT "B"Exceptions
(continued)

Recording Date: April 17, 1981
Recording No.: 8104170038

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

Recording Date: December 31, 2020
Recording No.: 202012310181

15. 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."

16. Right, title, and interest of Foley RV Center, LLC, a Washington limited liability company and CWI, Inc., a Kentucky corporation, as parties in possession under an unrecorded lease(s), subject to the terms and provisions therein contained, with the 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.

17. Notice, in the form of a letter, recorded under Auditor's File No. 200205300158.

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

Granted to: City of Burlington
Purpose: sewer
Recording Date: May 30, 2002
Recording No.: 200205300156
Affects: That portion lying within the South 40 feet of the Southwest quarter of the Southwest quarter of Section 29, Township 35 North, Range 4 East

EXHIBIT "B"
Exceptions
(continued)

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

Granted to: Jerry Handlos
Purpose: ingress, egress and utilities
Recording Date: July 5, 2002
Recording No.: 200207050133
Affects: That portion lying within the South 40 feet of the Southwest quarter of the Southwest quarter of Section 29, Township 35 North, Range 4 East

Said instrument is a re-recording of instrument recorded under Auditor's File No. 200205300157