



202111030112

11/03/2021 02:13 PM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor

When recorded return to:

REAL ESTATE OPCO, LLC
1060 JADWIN AVENUE, STE 150
RICHLAND, WA 99352

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2021-366
NOV 03 2021

Amount Paid \$ 6405.02
Skagit Co. Treasurer
By Deputy

Filed for Record at Request of
WHATCOM LAND TITLE COMPANY, INC.
Escrow Number: W-182435

CHICAGO TITLE
620049558

STATUTORY WARRANTY DEED

Grantor: EXPRESS PROPERTIES, LLC, a Washington limited liability company
Grantee: REAL ESTATE OPCO, LLC, a Washington limited liability company

THE GRANTOR EXPRESS PROPERTIES, LLC, a Washington limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to REAL ESTATE OPCO, LLC, a Washington limited liability company the following described real estate, situated in the County of SKAGIT, State of WASHINGTON.

Abbreviated Legal: LOT 16, BSP NO. SW-1-93 IN SE, 23-35-4E, W.M.

For Full Legal Description and Exceptions, See Attached Exhibit A

Tax Parcel Number(s): P105302/8003-000-016-0005

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 11/29/2021

EXPRESS PROPERTIES, LLC

By: DAVID YORKSTON, Member

STATE OF WASHINGTON }
COUNTY OF WHATCOM } SS:

I certify that I know or have satisfactory evidence that **DAVID YORKSTON**

is/are the person(s) who appeared before
me, and said person(s) acknowledge that He signed this instrument, on oath stated He
is/are authorized to execute the instrument and acknowledge that as the
Member of EXPRESS PROPERTIES, LLC
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 10/25/2021

Monica D Prather
Notary Public in and for the State of WASHINGTON
Residing at Ferndale
My appointment expires: 12/9/2021

NOTARY PUBLIC
STATE OF WASHINGTON
MONICA D PRATHER
License # 6218
Commission Expires
December 09, 2021

EXHIBIT A**PARCEL A:**

LOT 16, BINDING SITE PLAN NO. SW-01-93, (SUNSET INDUSTRIAL PARK) RECORDED IN VOLUME 11 OF SHORT PLATS, PAGES 83 AND 84, UNDER AUDITOR'S FILE NO. 9406100051, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M. AND TRACTS 14 AND 15, "SEDRO ACREAGE", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 35, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

PARCEL B:

A NON-EXCLUSIVE BASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS SUNSET PARK DRIVE.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

SUBJECT TO:

Agreement for Development of Sunrise Industrial Park, including the terms, covenants and provisions thereof

Recording Date: October 26, 1987

Recording No.: 8710260002

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: November 10, 1993

Recording No.: 9311100124

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Building Site Plan No. SW-1-93:

Recording No.: 9406100051

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: June 10, 1994

Recording No.: 9406100052

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

Granted to:	Burlington Northern Railway
Purpose:	Danger Tree Rights
Recording Date:	April 28, 1981
Recording No.:	8104280040

...END EXHIBIT A...