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06/04/2026 01:53 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor

When Recorded Return To:

MUNRO LAW PLLC
ATTN: GEORGE MUNRO
1325 FOURTH AVENUE, SUITE 1430
SEATTLE, WA 98101

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2026/113
JUN 04 2026

Amount Paid \$
Skagit Co. Treasurer
By Deputy

STATUTORY WARRANTY DEED

The Grantors, Lockt LLC, a Washington limited liability company, as to an undivided 55.1724% interest and 239 Joyce Place LLC, a Washington limited liability company, as to an undivided 13.7931% interest and 1195 Brighton Crest LLC, a Washington limited liability company, as to an undivided 31.0345%, for and in consideration of making a capital contribution, hereby conveys and warrants to the Grantee, Lockt Burlington LLC, a Washington limited liability Company, all of the Grantors' rights, title and interest in and to the following described real estate, situated in the County of Skagit, State of Washington together with all after acquired title of the grantors herein:

LOTS 14 AND 15, HOPPER ROAD BUSINESS PARK SECOND REVISED
BINDING SITE PLAN, AS RECORDED JUNE 28, 2005 UNDER
AUDITOR'S FILE NO. 200506280192, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

CONTAINS 152,816 SF+/-

Subject to all conditions, covenants, restrictions, reservations, easements and
other matters of record.

Tax Parcel Number(s): P116587 / 8025-000-014-0000, P116588 / 8025-000-
015-0000

Reference No.: N/A.

Dated this 3rd day of May, 2026.

LOCKT LLC, a Washington Limited Liability Company

By: [Signature]
 Its: Manager

STATE OF WASHINGTON)
) ss.
 COUNTY OF KING)

I certify that I know or have satisfactory evidence that GRANT J. JANSEN is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Manager of LOCKT LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

SUBSCRIBED AND SWORN to before me on this 3rd day of May, 2026.



[Signature]
 Notary Public in and for the state of Washington

Residing at: Bellingham WA

My commission expires: 05/29/2030

Dated this 3rd day of May, 2026.

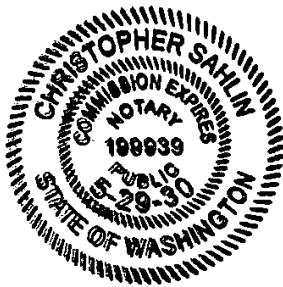
1195 BRIGHTON CREST LLC, a Washington
limited liability company

Jennifer Jansen
By: Jennifer Jansen
Its: Manager

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that JENNIFER JANSEN is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Manager of 1195 BRIGHTON CREST LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

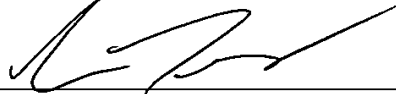
SUBSCRIBED AND SWORN to before me on this 3rd day of
May, 2026.



Notary Public in and for the state of Washington
Residing at: Bellingham, WA
My commission expires: 05/29/2030

Dated this 3rd day of May, 2026.

239 JOYCE PLACE LLC, a Washington limited liability company



By: Cameron Travers
Its: Manager

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that CAMERON TRAVERS is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Manager of 239 JOYCE PLACE LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

SUBSCRIBED AND SWORN to before me on this 3rd day of May, 2026.



Notary Public in and for the state of Washington
Residing at: Bellingham WA
My commission expires: 05/29/2030

EXHIBIT A
TO REAL ESTATE EXCISE TAX AFFIDAVIT
LEGAL DESCRIPTION

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EXHIBIT A