202608310077
08/31/2026 01:41 PM Pages: 1 of 7 Fees: $309.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

When recorded return to:
Robert W Janicki
GV
Development LLC
103 N Township St
Sedro Woolley, WA 98284

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20262807
Date 08/31/2026

Filed for record at the request of:

CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620063339

Escrow No.: 620063339

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gateway Village, 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 GV
Development LLC, a Washington limited liability company

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 SW, 23-35N-4E, W.M.

Tax Parcel Number(s): P37206 / 350423-0-053-0004

Subject to:

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

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STATUTORY WARRANTY DEED
(continued)

Dated: 8/28/26

Gateway Village, LLC

BY: _____
Rob Janicki
Manager

State of Washington

County of Whatcom

This record was acknowledged before me on 8/28/26 by Rob Janicki as Manager of Gateway Village, LLC.

_____
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 7-11-2028

KATIE POE
NOTARY PUBLIC #185531
STATE OF WASHINGTON
COMMISSION EXPIRES
JULY 11, 2028

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EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P37206 / 350423-0-053-0004

THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 23;
THENCE NORTH 0°59'30" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION A DISTANCE OF 501.13 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 89°56'10" WEST 636.17 FEET;
THENCE NORTH 0°59'12" EAST, PARALLEL WITH THE WEST LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 821.63 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;
THENCE SOUTH 89°26'04" EAST ALONG SAID NORTH LINE A DISTANCE OF 215.44 FEET;
THENCE SOUTH 0°59'30" WEST 33.66 FEET;
THENCE SOUTH 89°00'13" EAST 9.99 FEET;
THENCE SOUTH 0°59'45" WEST 160.00 FEET;
THENCE NORTH 89°00'15" WEST 9.98 FEET;
THENCE SOUTH 0°59'30" WEST 290.85 FEET;
THENCE SOUTH 89°00'30" EAST 229.04 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 71.50 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 46.78 FEET THROUGH A CENTRAL ANGLE OF 37°29'10";
THENCE NORTH 53°30'21" EAST 25.04 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 94.00 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 61.50 FEET THROUGH A CENTRAL ANGLE OF 37°29'10";
THENCE SOUTH 89°00'30" EAST 71.08 FEET TO SAID EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;
THENCE SOUTH 0°59'30" WEST ALONG SAID EAST LINE 376.41 FEET TO THE POINT OF BEGINNING.

(ALSO KNOWN AS PARCEL B, RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT, RECORDED MAY 8, 2026 UNDER RECORDING NO. 202605080020, RECORDS OF SKAGIT COUNTY, WASHINGTON.)

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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EXHIBIT "B"
Exceptions

1. An Easement affecting a portion of said premises for the purpose of ingress and egress, including the terms, covenants and provisions thereof

   Recording No.: 545940

   Extinguishment of Easement recorded under Recording No. 202309190101 purports to release said Easement.

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

   For constructing and maintaining a drainage ditch.
   Skagit Superior Court Cause No. 33515

3. Skagit County Administrative Special Use No. PL-96-0228, including the terms, covenants and provisions thereof

   Recording Date: October 8, 1996
   Recording No.: 9610080026

4. Agriculture Designation Title Notification, including the terms, covenants and provisions thereof

   Recording Date: October 11, 1996
   Recording No.: 9610110065

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: September 14, 1990
   Recording No.: 9009140077

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

   Granted to: Cascade Natural Gas Corp.
   Purpose: pipeline
   Recording Date: October 5, 1987
   Recording No.: 8710050036

7. Property Boundary Agreement, including the terms, covenants and provisions thereof

   Recording Date: February 21, 2023
   Recording No.: 202302210071

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EXHIBIT "B"

Exceptions
(continued)

8. Access and Utilities Easement Agreement, including the terms, covenants and provisions thereof

   Recording Date: October 24, 2023
   Recording No.: 202310240038

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 for Boundary Line Adjustment:

   Recording No: 202412200052

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

    Recording Date: December 20, 2024
    Recording No.: 202412200053

11. Declaration of Temporary Construction Easement, including the terms, covenants and provisions thereof

    Recording Date: December 20, 2024
    Recording No.: 202412200054

12. Access and Utility Easement, and the terms and conditions thereof:

    Recording Date: March 16, 2026
    Recording No.: 202603160041

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

    Recording Date: May 8, 2026
    Recording No.: 202605080019

14. 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 Record of Survey for Boundary Line Adjustment:

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EXHIBIT "B"

Exceptions
(continued)

Recording No: 202605080020

Note: This exception includes any claim relating to the barn and a building which lie across the adjusted boundary line(s).

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

Granted to:	City of Sedro Woolley
Purpose:	Sewer
Recording Date:	July 13, 2026
Recording No.:	202607130014

16. 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:	Utility
Recording Date:	August 18, 2026
Recording No.:	202608180048

17. 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."

18. Assessments, if any, levied by the City of Sedro Woolley.

19. City, county or local improvement district assessments, if any.

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EXHIBIT "B"

Exceptions
(continued)

20. 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.