

When Recorded Return to:

HILLIS CLARK MARTIN & PETERSON P.S.
ATTENTION: JOSH FRIEDMANN
999 THIRD AVE.
SEATTLE, WA 98104

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20263147
Date 09/23/2026

STATUTORY WARRANTY DEED

Grantor: CITY OF SEDRO-WOOLLEY, a Washington municipal corporation

Grantee: CENTRAL SKAGIT RURAL PARTIAL COUNTY LIBRARY DISTRICT, a Washington library district

Legal Description: Ptn SE 1/4 SW 1/4 24-35-4 E W.M. Add'l on P. 4

Tax Parcel No. 350424-3-005-0100, P105654

Related Document: N/A

Grantor, CITY OF SEDRO-WOOLLEY, a Washington municipal corporation, hereby conveys and warrants to Grantee, CENTRAL SKAGIT RURAL PARTIAL COUNTY LIBRARY DISTRICT, a Washington library district, an undivided fifty-nine percent (59%) interest in and to the following-described real property, situated in Skagit County, State of Washington, legally described on **Exhibit A** attached hereto and made a part hereof, together with all appurtenances, easements and improvements belonging or appertaining thereto.

The interest hereby conveyed, together with the undivided forty-one percent (41%) interest retained by Grantor, is held by Grantor and Grantee as tenants in common, with no rights of survivorship. This conveyance does not create, and shall not be construed to create, a joint tenancy between the parties.

Subject to all matters of record, including, but not limited to that certain Right of First Refusal Agreement between Grantor and Grantee recorded in the real property records of Skagit County, Washington, concurrently herewith.

DATED this 2nd day of September, 2026.

GRANTOR
CITY OF SEDRO-WOOLLEY

By [Signature]
JoEllen Kesti, Mayor

STATE OF WASHINGTON)
)ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that JOELLEN KESTI 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 Mayor of the CITY OF SEDRO-WOOLLEY to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 2nd day of September, 2026.

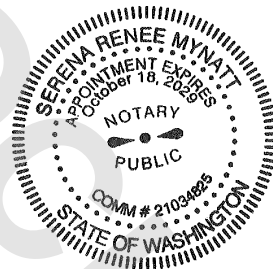
Serena R Mynatt
Serena R Mynatt
(Legibly print name of notary)
NOTARY PUBLIC in and for the State of
Washington, residing at Sedro-Woolley
My commission expires 10-18-2029

ATTEST:

By [Signature]
Kelly Kohnken, Finance Director / City Clerk-Treasurer

APPROVE AS TO FORM:

By [Signature]
Dan Curtis, City Attorney



ACCEPTED this 17th day of September, 2026.

GRANTEE

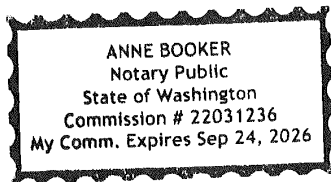
CENTRAL SKAGIT RURAL PARTIAL
COUNTY LIBRARY DISTRICT

By Daniel Owens
Name: Daniel Owens
Title: Library Director

STATE OF WASHINGTON)
)ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Daniel Owens is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Library Director (title) of the CENTRAL SKAGIT RURAL PARTIAL COUNTY LIBRARY DISTRICT to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 17th day of September, 2026.



Anne Booker
(Legibly print name of notary)
NOTARY PUBLIC in and for the State of
Washington, residing at Mount Vernon
My commission expires 9/24/26

EXHIBIT A

That portion of the northwest quarter of the southeast quarter of the southwest quarter of Section 24, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the northerly line of said subdivision, a distance of 200.00 feet westerly, as measured at right angles from the Burlington Northern Railroad Company's (formerly Northern Pacific Railway Company) Main Track centerline, as now located and constructed, said point being the most northerly corner of that certain parcel conveyed to Hansen & Peterson, Inc. by Quit Claim Deed dated February 11, 1971; thence S 00°08'15"E along the easterly line of said Hansen & Peterson, Inc. parcel of land a distance of 152.75 feet, more or less, to a point on the northerly boundary line of State Street as conveyed to the City of Sedro-Woolley by deed recorded March 1, 1913, in Volume 91 of Deeds, at page 330, under AF#95381, records of Skagit County, Washington; thence N 89°58'15"E along said northerly boundary line of State Street, a distance of 122.00 feet, more or less, to a point being 13.00 feet westerly, as measured at right angles from said Railroad Company's most westerly spur track; thence northerly parallel with said spur track centerline, a distance of 153.00 feet, more or less, to a point on the northerly line of said subdivision; thence westerly along said northerly line, a distance of 135.00 feet, more or less, to the point of beginning.

EXCEPT that portion of the northwest quarter of the southeast quarter of the southwest quarter of Section 24, Township 35 North, Range 4 East, W.M., described as follows:

Commencing at the most northerly corner of that certain tract conveyed to Hansen & Peterson, Inc. by Quit Claim Deed dated February 11, 1971 and recorded under AF#749220, records of Skagit County, Washington; thence N 89°43'29"E along the south line of Block 8 of the plat of Woolley, The Hub Of Skagit County, Washington per plat recorded in Volume 2 of Plats at page 92, records of Skagit County, Washington, a distance of 42.24 feet to the point of beginning of this description; thence continuing N 89°43'29"E along the south line of said Block 8, a distance of 69.11; thence S 00°04'56"W, a distance of 2.31 feet; thence N 89°40'48"W, a distance of 69.12 feet; thence N 00°19'12"E, a distance of 1.59 feet to the point of beginning.

SUBJECT to an easement for building maintenance, over, across and through that portion of the northwest quarter of the southeast quarter of Section 24, Township 35 North, Range 4 East, W.M., described as follows:

Commencing at the most northerly corner of that certain tract conveyed to Hansen & Peterson, Inc. by Quit Claim Deed dated February 11, 1971 and recorded under AF#749220, records of Skagit County, Washington; thence N 89°43'29"W along the south line of Block 8 of the plat of Woolley, The Hub of Skagit County, Washington per plat recorded in Volume 2 of Plats at page 92, records of Skagit County, Washington, a distance of 18.12 feet to the point of beginning of this description; thence S 00°04'56"E, a distance of 6.34 feet; thence S 89°40'49"E, a distance of 33.32 feet; thence N 00°04'56"E, a distance of 5.00 feet; thence N 89°40'49"W, a distance of 9.12 feet; thence N 00°19'12"E, a distance of 1.59 feet; thence S 89°43'29"W, a distance of 24.12 feet to the point of beginning.

Containing 21,040 square feet.

Situate in Skagit County, Washington.