

When recorded return to:

BELLRENE, LLC
18687 West Stackpole Road
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20263242

Sep 30 2026

Amount Paid \$11431.00
Skagit County Treasurer
By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 26-26693-KH

THE GRANTOR(S) **Mount Baker Motorsports, LLC, a Washington Limited Liability Company**

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **BELLRENE, LLC, a Washington Limited Liability Company**

the following described real estate, situated in the County Skagit, State of Washington:

Lot 5, SOUTH MOUNT VERNON BUSINESS PARK BINDING SITE PLAN No. LU05-061, as approved on August 30, 2007 and recorded September 10, 2007 under Auditor's File No. 200709100133, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Abbreviated legal description: Property 1:

Lot 5, SOUTH MOUNT VERNON BUSINESS PARK BINDING SITE PLAN No. LU05-061

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Tax Parcel Number(s): P126618/8072-000-005-0000

Statutory Warranty Deed
LPB 10-05

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Dated:

9-15-26

Mount Baker Motorsports, LLC, a Washington Limited Liability Company

By:

Daniel L. Jantz
Daniel L. Jantz, Member/Manager

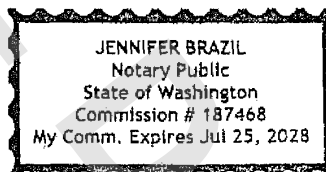
By:

Erin Jantz
Erin Jantz, Member/ManagerSTATE OF WASHINGTON
COUNTY OF SKAGITThis record was acknowledged before me on this 15 day of September, 2026, by Daniel L. Jantz and Erin Jantz, Member/Managers of Mount Baker Motorsports, LLC.Jennifer Brazil
(Signature of notary public)

Stamp

Notary Public
(Title of office)

My commission expires:

7-25-28Statutory Warranty Deed
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EXHIBIT A

26-26693-KH

11. Relinquishment of rights of access to State Highway and of light, view and air under terms of Decree of Appropriation, entered November 12, 1973 in Skagit County Cause No. 32903.

12. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey recorded 02/03/2006 as Auditor's File No. 200602030192.

13. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded 05/22/2006, as Auditor's File No. 200605220171.

14. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named South Mount Vernon Business Park Binding Site Plan recorded 09/10/2007 as Auditor's File No. 200709100133.

Above covenants, conditions and restrictions were amended and recorded on October 11, 2024 as Auditor's File No. 202410110055.

15. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded 06/06/2008, as Auditor's File No. 200806160167.

16. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between:	State Street Retail Center, LLC, a Washington Limited Liability
Company ("State Street")	
And;	Business Bank ("Business Bank")
Dated:	August 25, 2011
Recorded:	August 26, 2011
Auditor's No.:	201108260079
Regarding:	Restrictive Covenants and Reciprocal Easements for Access,
Signage and Parking	

Above covenants, conditions and restrictions were amended and recorded on April 30, 2025 as Auditor's File No. 202504300040.

17. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: LTK Properties, et al
 And: Adjoining Lot Owners
 Dated: date of signature(s)
 Recorded: October 29, 2021
 Auditor's No.: 202110290009
 Regarding: Maintenance Agreement for Utilities Lots 1-8 South Mount Vernon Business Park BSP

18. RECIPROCAL EASEMENT FOR INGRESS, EGRESS AND UTILITIES, AND THE TERMS AND PROVISIONS THEREOF:

Between: SAVI BANK, formerly known as BUSINESS BANK OF SKAGIT COUNTY
 And: LONG BLACKBURN LLC, a Washington limited liability company
 Recorded: March 5, 2025

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Auditor's No.: 202503050057

19. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named SURVEY recorded on May 22, 2025 as Auditor's File No. 202505220016.

End of Exhibit A

Statutory Warranty Deed
LPB 10-05

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