

AFTER RECORDING MAIL TO:

Logan Park LLC
27821 36th Avenue NW
Stanwood, WA 98292

Filed for Record at Request of:
Land Title & Escrow of Island County
Escrow No.: 03-182764-OE

Statutory Warranty Deed

Grantor(s): LOGAN HILL, LLC, a Washington limited liability company
Grantee(s): LOGAN PARK LLC, a Washington limited liability company
Abbreviated Legal:
Tr. D, SP SW-5-78 AF #8406290013 (Ptn NE 1/4 SE 1/4, 13-35-4 E W.M.)

Assessor's Tax Parcel Number(s): 350413-4-002-0703, P36491

THE GRANTOR LOGAN HILL, LLC, a Washington limited liability company for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to **LOGAN PARK LLC, a Washington limited liability company** the following described real estate, situated in the County of Skagit, State of Washington.

For Full Legal See Attached Exhibit "A"

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 03-182764-OE, a copy of which is attached hereto as Exhibit "B".

Subject to the terms set forth in the Regulatory Agreement (Extended Use Agreement) recorded October 21, 2002 under Skagit County AFN 200210210009.

Dated April 29, 2021

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-1922
Apr 30 2021
Amount Paid \$81555.00
Skagit County Treasurer
By Heather Beauvais Deputy

Logan Hill, LLC, a Washington limited liability company

William L. Massey
By: William L. Massey, its Manager

STATE OF Washington }
COUNTY OF Island } SS:

I certify that I know or have satisfactory evidence that William L. Massey is the person(s) who appeared before me, and said person(s) acknowledge he signed this instrument, on oath stated he is authorized to execute the instrument and acknowledge that as the Manager of Logan Hill, LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 4/29/2021

JULIA PRICE
Notary Public
State of Washington
License Number 47708
My Commission Expires
October 01, 2024

Julia Price
Notary Public in and for the State of Washington
Residing Oak Harbor
My appointment expires: 10-1-2024

EXHIBIT A

Tract D, City of Sedro Woolley Short Plat No. SW-5-78, approved June 29, 1984 and recorded June 29, 1984, in Volume 6 of Short Plats, page 162, under Auditor's File No. 8406290013, records of Skagit County, Washington; being a portion of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 13, Township 35 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

**ALTA COMMITMENT
SCHEDULE B-1**

Title Order No.: **03-182764-OE**

A. Notes on the face of said City of Sedro Woolley Short Plat No. SW-5-78, as follows:

1. The Short Plat number and date of approval shall be included in all deeds and contracts.
2. Existing zoning is R-8.4.
3. Water shall be supplied by Skagit P.U.D.
4. Sewage disposal shall be by the Sedro-Woolley municipal sanitary sewer system.

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Disclosed: Short plat
Purpose: Access and utilities
Area Affected: As shown (area between Lots B & C)

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Disclosed: Short plat
Purpose: Utilities
Area Affected: 20' strip as shown

D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Disclosed: Short plat
Purpose: Water line
Area Affected: 20' strip as shown

E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Drainage District #14 of Skagit County
Purpose: The right to enter upon and construct a drainage ditch along the said right-of-way. And we do further grant the said Drainage District #14 of Skagit County and its proper agents, the right to enter upon and maintain, repair, and operate said drainage ditch forever.
Area Affected: According to the blue print thereto
Dated: February --, 1935
Recorded: February 26, 1935
Auditor's No.: 267764

Said right-of-way is delineated on the face of said City of Sedro Woolley Short Plat No. SW-5-78.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions.

**ALTA COMMITMENT
SCHEDULE B-1**

Title Order No.: **03-182764-OE**

F. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation
Purpose: Grantee shall have the right to construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity.
Area Affected: An Easement Area 10 (ten) feet in width having 5 (five) feet of such width on each side of a centerline described as follows: The centerline of Grantee's facilities as now constructed, to be constructed, extended or relocated lying within the above described parcel.
Dated: November 20, 2001
Recorded: December 5, 2001
Auditor's No.: 200112050121

G. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a Municipal Corporation
Purpose: A pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation and control of water and electronic information
Area Affected: As described therein
Dated: May 28, 2002
Recorded: May 29, 2002
Auditor's No.: 200205290019

H. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Public Utility District No. 1 of Skagit County
And: Logan Hill, L.L.C., or its successor or assigns
Dated: May 28, 2002
Recorded: May 29, 2002
Auditor's No.: 200205290020
Regarding: Water Service Contract

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**ALTA COMMITMENT
SCHEDULE B-1**

Title Order No.: **03-182764-OE**

I. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Logan Hill LLC
And: Washington State Housing Finance Commission
Dated: October 3, 2002
Recorded: October 21, 2002
Auditor's No.: 200210210009
Regarding: Regulatory Agreement (Extended Use Agreement),
Washington State Housing Finance Commission,
Logan Park Project

J. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Comcast Cable Communications Management, LLC
Purpose: Logan Hill, LLC
Area Affected: Portion of subject property
Dated: November 15, 2015
Recorded: August 8, 2016
Auditor's No.: 201608080112

END OF SCHEDULE B-1

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ALTA Commitment for Title Insurance