

When recorded return to:

Old Mill Properties LLC
PO Box 1
Sedro-Woolley, WA 98284

203239-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Trigger 1 LLC, a Washington limited liability company**

for and in consideration of ONE MILLION TWO HUNDRED THOUSAND AND 00/100 Dollars
(\$1,200,000.00)

in hand paid, conveys, and warrants to **Old Mill Properties LLC, a Washington Limited Liability Company**

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

For Full Legal See Attached "Exhibit A"

Abbreviated Legal: (Required if full legal not inserted above.)

Ptn NW, 25-34-4 & Blks 55-57, 1st Add. to Sedro.

Tax Parcel Number(s): 350425-2-002-0000/P37648 & 350425-2-007-0005/P37656 & 350425-2-007-0104/P37657 & 350425-0-029-0003/P37625 & 4150-056-006-0006/P75936 & 4150-057-006-0004/P75937 & 350425-2-005-0007/P37652 & 350425-0-030-0000/P37627 & 340425-0-028-0004/P37623 & 350425-2-005-0106/P37653 & 4150-055-020-0000/P75935 & 350425-0-028-0103/P37624 & 4150-055-003-0001/P75933 & 4150-055-001-0003/P75932

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown Land Title Company's Preliminary Commitment No. 203239-LT.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5139

Nov 08 2021

Amount Paid \$20465.00

Skagit County Treasurer

By Lena Thompson Deputy

(attached to Statutory Warranty Deed)

Dated: November 5, 2021

Trigger 1 LLC, a Washington Limited Liability Company

By: Barbara Reyers
Barbara Reyers, Manager

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Barbara Reyers 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 Trigger 1 LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 5 day of Nov, 2021

[Signature]
Signature

[Signature]
Title

My appointment expires: 3/7/24

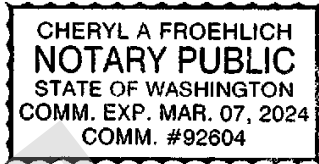


Exhibit A**PARCEL "A":**

That portion of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 25, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the Southwest marginal line of Railroad Avenue as established in the City of Sedro-Woolley at the intersection thereof with the West marginal line of Third Street produced; thence Northwesterly along the Southerly marginal line of Railroad Avenue as established to an angle in said line opposite the South end of Second Street in said city thence West along the South marginal line of said Railroad Avenue 21.9 feet to the Northeasterly corner of that certain tract of land conveyed to the Commercial Club of Sedro-Woolley by deed dated April 14, 1908 and recorded July 10, 1908, in Book 68 of Deeds, page 307, records of Skagit County, Washington; thence continue along the Southerly marginal line of Railroad Avenue and being the Northerly line of "The Commercial Club" tract and said Northerly line produced (being described as North $52^{\circ}51'$ West) to the East line of the Burlington Northern Railroad right of way (formerly the Seattle Lake Shore and Eastern Railroad right of way); thence Southerly along the Easterly line of said railroad right of way to the East-West centerline of said Northwest $\frac{1}{4}$; thence East along the East-West centerline of said Northwest $\frac{1}{4}$ to the West line of Third Street as platted in the Town of Sedro-Woolley and said West line produced; thence North along the West line of Third Street to the point of beginning,

EXCEPT the East 7 feet thereof abutting Third Street.

TOGETHER WITH those portions of vacated Railroad Avenue which have reverted to said premises by operation of law. EXCEPT from said vacated Railroad Avenue any portion thereof lying within the boundaries of that certain tract of land conveyed to the City of Sedro-Woolley by deed recorded December 15, 1955, under Auditor's File No. 528649, records of Skagit County, Washington.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

PARCEL "B":

That portion of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 25, Township 35 North, Range 4 East W.M., described as follows:

Beginning at a point on the East line of the Burlington Northern Railroad right of way (formerly the Seattle Lake Shore and Eastern Railroad right of way) that is 60 feet North of the South line of said Northwest $\frac{1}{4}$ as measured at right angles to said South line; thence East along a line that is parallel with and 60 feet North of said South line to a point that is 797 feet West of the center line of Third Street in the City of Sedro-Woolley and said Third Street produced South; said point being the Southwest corner of that certain tract of land conveyed to Emma Owens by deed recorded May 27, 1969 under Auditor's File No. 727010, records of Skagit County, Washington; thence North along the West line of the Owens tract (being parallel to the centerline of Third Street) a

distance of 492 feet to the Northwest corner thereof;
thence East parallel to the South line of said Northwest $\frac{1}{4}$ a distance of 180 feet to a point that is North $89^{\circ}40''$ West 617 feet from the centerline of Third Street said point being also the Northeast corner of the Owens tract;
thence South along the East line of the Owens tract (being parallel to the centerline of Third Street) a distance of 492 feet to a point that is 60 feet North of the South line of said Northwest $\frac{1}{4}$;
thence East parallel with and 60 feet North of the South line of said Northwest $\frac{1}{4}$ a distance of 150 feet to the Southwest corner of a tract of land conveyed to Wallace L. Parker, et ux by deed recorded September 7, 1961 under Auditor's File No. 611968 records of Skagit County, Washington;
thence North parallel to the center line of Third Street (being the West line of the said Parker Tract) to the Southwest corner of that certain tract of land conveyed to Willis, Rogers and Pearson Lumber Company Incorporated, a Washington Corporation by deed recorded November 15, 1971 under Auditor's File No. 760650, records of Skagit County, Washington (said point being 384.76 feet South of the North line of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 25);
thence East along the South line of the said Willis, Rogers and Pearson Tract (said South line being parallel with and 384.76 feet South of the North line of said Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 25) a distance of 317 feet more or less to the Southeast corner of said Willis, Rogers and Pearson Tract;
thence North along the East line of the Willis, Rogers and Pearson Tract a distance of 384.76 feet to the Northeast corner of the said Willis, Rogers and Pearson Tract (said point being on the North line of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 25 at a point that is 150 feet West of the center line of Third Street as established in the City of Sedro-Woolley); thence West along the North line of the South $\frac{1}{2}$ of the said Northwest $\frac{1}{4}$ of said Section 25 to the Easterly line of the said right of way of the Burlington Northern Railroad;
thence along the Easterly line of said right of way to the point of beginning.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

PARCEL "C":

Lots 1 through 6 inclusive, Block 56, "FIRST ADDITION TO THE TOWN OF SEDRO", as per plat recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington.

TOGETHER WITH that portion of vacated Second Street adjoining which upon vacation reverted to said premises by operation of law.

ALSO TOGETHER WITH that portion of vacated Railroad Avenue adjoining which upon vacation reverted to said premises by operation of law.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

PARCEL "D":

Lots 18, 19 and 20, Block 55 "FIRST ADDITION TO THE TOWN OF SEDRO", as per plat recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington.

TOGETHER WITH that portion of the East $\frac{1}{2}$ of vacated Second Street adjoining which upon vacation reverted to said premises by operation of law.

ALSO TOGETHER WITH the West ½ of that portion of vacated Metcalf Street adjoining which upon vacation reverted to said premises by operation of law. (Said West ½ of Metcalf Street being a portion of Lot 17 of said Block 55.)

ALSO TOGETHER WITH that portion of the South ¼ of the vacated alley adjoining said premises to the North which upon vacation reverted to said premises by operation of law.

ALSO TOGETHER WITH that portion of vacated Railroad Avenue adjoining which upon vacation reverted to said premises by operation of law.

ALSO TOGETHER WITH that portion of vacated Fidalgo Street adjoining said premises which upon vacation under Ordinance No. 543 reverted to said premises by operation of law.

EXCEPT from all of the above that portion thereof lying within the boundaries of those certain tracts of land conveyed to the City of Sedro-Woolley by deeds recorded December 10, 1955 under Auditor's File Numbers 528649, 528650 and 528651, records of Skagit County, Washington.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

PARCEL "E":

That portion of Lots 1, 2 and 3 lying West of the West line of vacated Metcalf Street in Block 55, "FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington.

TOGETHER WITH that portion of the West ½ of vacated Metcalf Street which upon vacation reverted to said premises by operation of law. (Said West ½ of Metcalf Street being a portion of Lots 3 and 4 of said Block 55).

ALSO TOGETHER WITH that portion of the East ½ of vacated Second Street which upon vacation reverted to said premises by operation of law.

ALSO TOGETHER WITH that portion of the North ½ of the vacated alley adjoining all of the above which upon vacation reverted to said premises by operation of law.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

PARCEL "F":

Lots 1 through 6, inclusive, Block 57, "FIRST ADDITION TO THE TOWN OF SEDRO", as per plat recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington.

TOGETHER WITH that portion of the South 25 feet of Fidalgo Street adjacent, which upon vacation reverted to said premises by operation of law.

ALSO TOGETHER WITH that portion of the Northerly ½ of vacated Railroad Avenue adjacent which upon vacation reverted to said premises by operation of law.

EXCEPT from all of the above any portion thereof lying with the boundaries of those certain tracts of

land conveyed to the City of Sedro-Woolley by deeds recorded December 10, 1955 under Auditor's File Nos. 528649, 528650 and 528651, records of Skagit County, Washington.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

PARCEL "G":

That portion of Block 57, "FIRST ADDITION TO THE TOWN OF SEDRO", as per plat recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington together with any portion thereof within vacated Metcalf Street, vacated Fidalgo Street, vacated Second Street and vacated Railroad Avenue lying within the parcel described as follows:

Beginning on the centerline of vacated Second Street at a point which is the Southwest corner of that Parcel D as conveyed to TREESOURCE ACQUISITION COMPANY, LLC, a Washington limited liability company by that instrument recorded on March 22, 2006, under Auditor's File No. 200603220078, records of Skagit County;

thence South along the centerline of said Second Street said line also being the East line of Parcel C of said TreeSource parcel to the centerline of vacated Railroad Avenue;

thence Southeasterly along the centerline of vacated Railroad Avenue to a point of intersection with the West line of Parcel F in said TreeSource deed;

thence North along the West line of said Parcel F to the most Southeasterly corner of Lot 1, said Block 57, "FIRST ADDITION TO THE TOWN OF SEDRO", thence North along the East line of said Lot 1 to the Northeast corner thereof;

thence continue North into Fidalgo Street as vacated under Sedro-Woolley Ordinance Number 543 on November 28, 1955 to a point 8 feet South of the centerline of said Fidalgo Street;

thence West along a line 8 feet South of and parallel to the centerline of said Fidalgo Street to an intersection with the East line of vacated Metcalf Street also vacated under said Ordinance Number 543;

thence North along said East line of vacated Metcalf Street to an intersection with the center line of said Fidalgo Street; said point also being the Southeast corner of that parcel conveyed by Hays McCormick by that deed recorded under Auditor's File No. 528651;

thence West approximately 40 feet along the centerline of said Fidalgo Street to the intersection with the centerline of said Metcalf Street; said point also being the Southwest corner of said McCormick parcel; said point also being the Southeast corner of that parcel conveyed by Harold Brider to the City of Sedro-Woolley on December 15, 1955 in that instrument recorded under Auditor's File No. 528650;

thence North along the centerline of said Metcalf Street to the Southeast corner of Parcel D in said TreeSource deed; said point also being the Northeast corner of aforementioned Brider parcel conveyed to the City of Sedro-Woolley;

thence West along the South line of said Parcel D to the Southwest corner thereof and the point of beginning.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.