

AFTER RECORDING MAIL TO:

Elm Street LLC
640 Alverson Blvd
Everett, WA 98201

STATUTORY WARRANTY DEED

Escrow No. 22030055LC
Title Order No. 620050599

CHICAGO TITLE
620050599

THE GRANTOR(S) Grandview North, LLC, a Washington limited liability company

for and in consideration of Ten Dollars and other good and valuable consideration

in hand paid, conveys, and warrants to WHP 1 - Elm Street JV, LLC, a Washington limited liability company, as to a 40.32% undivided interest; and JG Exchange, LLC, a Washington limited liability company, as to a 23.68% undivided interest

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

See attached Exhibit A for full legal description

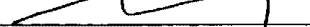
Abbreviated Legal: (Required is full legal not inserted above) Lot(s): PTN. 42, Burlington Acreage Property, Skagit County, Washington

Tax Parcel Number(s): P62568 + P62569

SUBJECT TO: THIS STATUTORY WARRANTY DEED IS SUBJECT TO, AND THE WARRANTY OF SEIZEN DOES NOT EXTEND TO all easements, restrictions, reservations, conditions, covenants and agreements of record, if any, along with those delineated in Preliminary Title Commitment 620050599, issued by Chicago Title Insurance Company, and set forth in Exhibit "B" attached hereto and by this reference made a part thereof.

Dated: March 23, 2022

Grandview North, LLC, a Washington limited liability company

BY: 
Scott T Wammack, Managing Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20221196
Mar 25 2022
Amount Paid \$92996.71
Skagit County Treasurer
By Lena Thompson Deputy

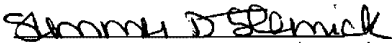
State of Washington

}ss

County of Snohomish

I certify or have satisfactory evidence that Scott T. Wammack is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Manager of Grandview North, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 03/23/2022


Printed: Summer D Stemick
Notary Public in and for the State of Washington
residing at: Burlington
My Commission Expires: 8/29/2022

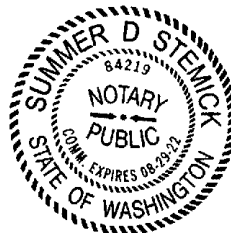


EXHIBIT "A"
Legal Description

PARCEL A:

THE WEST HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE EAST HALF OF LOT 43, PLAT OF THE BURLINGTON ACREAGE PROPERTY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THAT PORTION CONVEYED TO THE CITY OF BURLINGTON BY DEED DATED JANUARY 20, 1958, AND RECORDED SEPTEMBER 24, 1958, UNDER AUDITOR'S FILE NO. 585859, RECORDS OF SKAGIT COUNTY, WASHINGTON;

AND EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 02°14'09" WEST A DISTANCE OF 67.30 FEET;
THENCE NORTH 88°21'40" WEST A DISTANCE OF 311.62 FEET, MORE OR LESS, TO THE WEST LINE OF SAID SUBDIVISION;
THENCE NORTH 02°12'45" EAST A DISTANCE OF 68.32 FEET;
THENCE EAST ALONG THE NORTH LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:

THAT PORTION OF THE WEST HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE EAST HALF OF SAID LOT 43, PLAT OF THE BURLINGTON ACREAGE PROPERTY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON;

BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 02°14'09" WEST A DISTANCE OF 67.30 FEET;
THENCE NORTH 88°21'40" WEST A DISTANCE OF 311.62 FEET, MORE OR LESS, TO THE WEST LINE OF SAID SUBDIVISION;
THENCE NORTH 02°12'45" EAST A DISTANCE OF 68.32;
THENCE EAST ALONG THE NORTH LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING;

AND THE WEST HALF OF THAT PORTION OF THE NORTH HALF OF THE EAST HALF OF LOT 43, PLAT OF THE BURLINGTON ACREAGE PROPERTY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 18.4 FEET;
THENCE EAST TO A POINT 20.2 FEET NORTH OF THE POINT OF BEGINNING;
THENCE SOUTH 20.2 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO THE CITY OF BURLINGTON BY DEED DATED JANUARY 20, 1958, AND RECORDED SEPTEMBER 24, 1959, UNDER AUDITOR'S FILE NO. 585859, RECORDS OF SKAGIT COUNTY, WAHSINGTON

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

END OF SCHEDULE A

EXHIBIT "B"

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: electric transmission and distribution line together with necessary appurtenances
Recording Date: August 2, 1977
Recording No.: 881864
Affects: the South 7 feet of Parcel A

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

Purpose: ingress, egress, utilities and common area for parking and landscape
Recording Date: December 12, 1994
Recording No.: 9412120064
Affects: the North 30 feet of Parcel A and the South 30 feet of Parcel B

Service Agreement between MDU and TCI Cablevision and the terms and conditions thereof:

Recording Date: March 22, 2000
Recording No.: 200003220037

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

Granted to: Comcast of Washington IV, Inc.
Purpose: broadband communications system
Recording Date: June 15, 2004
Recording No.: 200406150028
Affects: the exact location and extent of said easement is undisclosed of record

Right-of-Way for Ldean Drive, as delineated on the face of Skagit County Assessor's Map.

Hazardous Substances Certificate and Indemnity Agreement and the terms and conditions thereof

Recording Date: February 16, 2005
Recording No.: 200502160062

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

Granted to: Comcast of Washington IV, Inc.
Purpose: broadband communications services
Recording Date: March 8, 2010
Recording No.: 201003080051
Affects: Parcel A

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."

EXHIBIT "B"
(con't)

Liability, if any, for personal property taxes pursuant to RCW 84.56.070 wherein no sale can be made without prepayment of said tax, including advance tax for the following calendar year. The personal property advance tax request has been provided along with this commitment.

PLEASE NOTE: The Skagit County Treasurer will not process any conveyance document on any property where they determine personal property taxes are due or advance taxes required, without the payment of those taxes. This process must be completed before the proposed deed or any quit claim deed is presented for recordation.

Assessments, if any, levied by City of Burlington.

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

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.

A deed of trust to secure an indebtedness in the amount shown below.

Amount:	\$3,300,000.00
Dated:	April 6, 2020
Trustor/Grantor:	Grandview North, LLC, a Washington Limited Liability Company
Trustee:	Chicago Title Insurance Company
Beneficiary:	J&J Dakota, LLC., a Nevada limited liability company
Recording Date:	July 20, 2020
Recording No.:	202007200189