

Recording requested by and
when recorded return to:

VAJ SUGLANI INC.
2300 Market Street
Mount Vernon, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20236476

May 12 2023

Amount Paid \$270080.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED

**CHICAGO TITLE
620053827**

THE GRANTOR, KAELEE CORPORATION, a Washington corporation,

for and in consideration of Ten and no/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to completion of an I.R.C. Section 1031 Tax-Deferred Exchange, conveys and warrants to

VAJ SUGLANI INC., a Washington corporation, ("GRANTEE"),

the following described real estate, situated in the County of Skagit, State of Washington, legal described on Exhibit A, attached hereto and incorporated herein.

Subject to: see attached Exhibit B.

Abbreviated Legal: PTN NE NE 18-34-04, W. M.
Complete legal description on Exhibit A

Tax Parcel Number(s): P26223 / 340418-1-001-0300

[Remainder of page intentionally left blank. Signatures on following page.]

Dated: May 6, 2023

KAELEE CORPORATION,
a Washington corporation

By: [Signature]

Name: Okae Lee

Title: President

STATE OF WASHINGTON

}

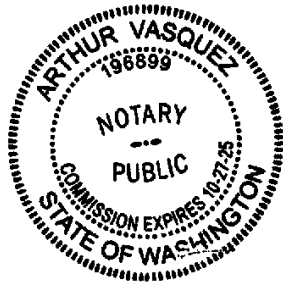
} ss.

COUNTY OF KING

}

I certify that I know or have satisfactory evidence that **Okae Lee** is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledge it as the **President of KAELEE CORPORATION, a Washington corporation**, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: May 6, 2023



[Signature]
Notary name printed or typed: Arthur Vasquez
Notary Public in and for the State of Washington
Residing at Seattle, WA
My appointment expires: 10-27-2025

EXHIBIT A

Legal Description

That portion of the North 3/4 of the North Half of the Northeast Quarter of the Northeast Quarter of Section 18, Township 34 North, Range 4 East of the Willamette Meridian, in Skagit County, Washington, more particularly described as follows:

Commencing at the Southeast corner of said subdivision;
 thence North 89°45'07" West along the South line thereof, 50.00 feet to the West margin of State Highway No. 1, as conveyed by deed recorded under Auditor's File No. 293262, records of Skagit County, Washington, and the point of beginning;
 thence continuing North 89°45'07" West, 460.03 feet to the East line of that tract of land conveyed to the City of Mount Vernon, being described as the West 80.00 feet of the East 590.00 feet of the said subdivision;
 thence North 00°24'10" West along said East line, 467.01 feet to the South margin of the County road as conveyed by deeds recorded under Auditor's File Nos. 80832 and 840582, records of Skagit County, Washington;
 thence South 89°41'40" East along said South margin, 460.04 feet;
 thence South 00°24'10" East along the aforesaid West State Highway margin, 466.55 feet to the point of beginning;

EXCEPT that portion of the North 3/4 of the North Half of the Northeast Quarter of the Northeast Quarter of said section, described as follows:

Beginning at the intersection of the South margin of Stewart Road and the West margin of State Highway No. 1;
 thence South 00°24'10" East along said West highway margin 34.57 feet;
 thence Northwesterly along a curve to the left, the center of which bears South 89°35'50" West having a radius of 35.00 feet through a central angle of 89°17'30" an arc distance of 54.55 feet to the said South margin of Stewart Road;
 thence South 89°41'40" East along said margin, 34.57 feet to the point of beginning.

AND EXCEPT that portion of the Northeast Quarter of Section 18, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Commencing at the Northeast corner of said Section 18;
 Thence North 88°16'16" West along the North line of said Section 18, a distance of 84.20 feet;
 Thence South 1°43'44" West, 30.00 feet to the South right-of-way line of Stewart Road;
 Thence Easterly and Southeasterly and Southerly along the existing right-of-way of Stewart Road and Riverside Drive the following courses, Southeasterly along a non-tangent curve concave to the Southwest whose radius point bears South 1°43'44" West, 35.00 feet through a central angle of 12°14'39", an arc distance of 7.48 feet to the true point of beginning;
 Thence continue Southeasterly along said curve through a central angle of 77°02'51" an arc distance of 47.07 feet, said point being 50 feet West of, when measured at a right angle, from the centerline of said Riverside Drive;
 Thence South 1°01'14" West along said right-of-way, 288.66 feet;
 Thence Northerly along a non-tangent curve, concave to the West, whose radius point bears South 88°33'25" West, a distance of 2,164.00 feet, through a central angle of 2°48'13", an arc distance of 105.89 feet;
 Thence North 4°14'48" West 218.05 feet to the true point of beginning.

Situated in Skagit County, Washington

Exhibit B

Permitted Exceptions

1. Right of the State of Washington to remove or deposit earth material upon said premises in extension of slopes for grade or embankment, with right of ingress and egress, granted by instrument recorded under Auditor's File No. 504046, records of Skagit County, Washington.
2. Relinquishment of all existing, future, or potential easements for access, light, view, and air and of all rights of ingress, egress and regress to, from, and between said premises and the highway (or highways) constructed on lands conveyed by Deed
Recorded: July 16, 1954
Auditor's No.: 504056, records of Skagit County, Washington
To: State of Washington
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 9, 1985
Auditor's No(s): 8509090064, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Located as constructed on the South 10 feet of the West approximately 240 feet and the West 10 feet of the South approximately 390 feet of said premises
4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 5, 1985
Auditor's No(s): 8511050064, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Located as constructed on the North 20 feet of said premises
5. Record of Survey
Recording Date: January 30, 1985
Recording No.: 8501300019
6. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 2, 2001
Auditor's No(s): 200105020096, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: For ariel overhang of electrical facilities only - The East 10 feet of said property and for underground electrical purposes only - a right of way 10 feet in width across the Easterly portion of said premises
7. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: April 11, 2003
Auditor's No(s): 200304110027, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County Washington
For: Construction and maintenance of a water and communication lines

Exhibit B

Permitted Exceptions

(continued)

8. Hazardous Substances Agreement, including the terms, covenants and provisions thereof

Recording Date: June 27, 2013

Recording No.: 201306270116

9. 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."

10. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2023

Tax Account No.: P26223 / 340418-1-001-0300

Levy Code: 0930

Assessed Value-Land: \$1,732,200.00

Assessed Value-Improvements: \$5,046,700.00

General and Special Taxes:

Billed: \$79,567.10

Paid: \$39,783.59

Unpaid: \$39,783.51

11. Assessments, if any, levied by City of Mount Vernon.

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

13. 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.