

When recorded return to:

Gages Crossing, LLC
504 East Fairhaven Avenue
Burlington, WA 98233

209101-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20236653
May 26 2023
Amount Paid \$41642.50
Skagit County Treasurer
By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Dynes Real Estate Holdings, 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 **Gages Crossing, 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"

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

Parcels 2 & 3, BLA, AF #201702090084, Lot 1, Blk 132; Ptn Lot 3, Blk 131; Lots 2 & 3, Blk 132, W 1/2 Lots 4 & 5, Blk 131; Ptn Lot 4, Blk 132; all in 1st Add. To Burl, Parcel 2, BLA #201103040044; Ptn Tract 72, Burl. Acreage.

Tax Parcel Number(s): 4077-129-006-0101/P133596 & 4077-129-006-0201/P133597 & 4077-132-001-0000/P72178 & 4077-132-003-0008/P72179 & 4077-132-004-0106/P72181 & 4077-131-005-0008/P72175 & 4077-131-003-0000/P72173 & 4077-131-002-0001/P72172 & 3867-000-072-0306/P62772 & 3867-000-072-0207/P62771

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown in Land Title Company's Preliminary Commitment No. 209101-LT.

Dated: May 24, 2023

(attached to Statutory Warranty Deed)

Dynes Real Estate Holdings, LLC, a Washington Limited Liability Company

By: Michael J. Dynes
Michael J. Dynes, General Manager

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 21st day of Nov, 2023 by Michael J. Dynes,
General Manager of Dynes Real Estate Holdings, LLC.

L. Shannon
Signature

Notary
Title

My commission expires: AUG. 10, 2025

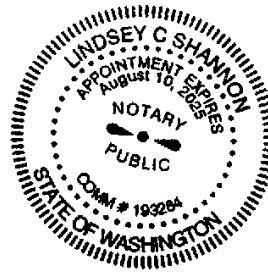


Exhibit A**PARCEL "A":**

Parcels 2 and 3 of Boundary Line Adjustment recorded on February 9, 2017, under Auditor's File No. 201702090084, being a portion of Lots 4, 5 & 6, Block 129, Plat of First Addition to Burlington, recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington, including a portion of vacated Cedar Street, also shown on the record of Survey, recorded on March 21, 2017, under Auditor's File No. 201703210044.

Situate in the City of Burlington, County of Skagit, State of Washington.

PARCEL "B":

Lot 1, Block 132, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington.

TOGETHER WITH that portion of the South 1/2 of vacated Cedar Street abutting upon and adjacent to the South line thereof.

EXCEPTING from all of the above, that portion, if any, of the Burlington Northern and Santa Fe Railway right-of-way along the Westerly line thereof.

Situate in the City of Burlington, County of Skagit, State of Washington

PARCEL "C":

The West 1/2 of Lot 3, Block 131, Plat of "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington,

EXCEPT the North 15.27 feet (as measured perpendicular to the North line) thereof.

(Said parcel is described as Parcel 4 of Survey recorded March 29, 2011, under Auditor's File No. 201103290030, records of Skagit County, Washington.)

Lots 2 and 3, Block 132, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington.

Situate in the City of Burlington, County of Skagit, State of Washington.

PARCEL "D":

Parcel 2, Boundary Line Adjustment, recorded on March 4, 2011, under Auditor's File No. 201103040044, being a portion of Block 131, First Addition to Burlington, recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington.

Situate in the City of Burlington, County of Skagit, State of Washington.

PARCEL "E":

That portion of Tract 72 "PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, lying Easterly of the right of way of the Great Northern Railway Company, EXCEPT dike and road rights of way, ALSO Except Slough abutting.

ALSO, the West 1/2 of Lots 4 and 5, Block 131, and Lot 4, Block 132, EXCEPT the Westerly 50 feet thereof conveyed to Great Northern Railway Company for right of way, as conveyed by deed dated April 15, 1909 and recorded April, 27, 1909, under Auditor's File No. 73368 in Volume 76 of Deeds, page 561, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington, except Slough abutting.

Situate in the City of Burlington, County of Skagit, State of Washington.