

When recorded return to:
Cedar Lane Mobile Estates LLC
585 Bethel Ave., Ste. 202
Port Orchard, WA 98366

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20237367
Jul 21 2023
Amount Paid \$81080.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Chicago Title

472523000717
620053766

STATUTORY WARRANTY DEED

THE GRANTOR(S) VIP 910 LLC, a Washington limited liability company
for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION
in hand paid, conveys and warrants to Cedar Lane Mobile Estates LLC, a Washington limited liability company
the following described real estate, situated in the County of Clark, State of Washington:

Tract C, REVISED SKAGIT COUNTY SHORT PLAT NO. 26-81, approved April 20, 1981, and recorded April 20, 1981, in Volume 5 of Short Plats, page 58, under Auditor's File No. 8104200037, records of Skagit County, Washington; being a portion of Lots 1 and 8, Tracts No. 1 and 2, Peavey's Acreage, according to the plat thereof recorded in Volume 3 of Plats, page 37, records of Skagit County, Washington, located in Section 17, Township 35 North, Range 5 East of the Willamette Meridian.

Excepting there from the mobile home improvements, if any, located within said lands.

Situated in Skagit County, Washington.

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

Tract C, REVISED SHORT PLAT No. 26-81 in Ptn. Lots 1 and 8, Peavey's Acreage

Tax Parcel Number(s): P67822 / 3966-001-008-0000

Subject to:

See Exhibit A attached hereto and made a part hereof

Dated this 19 day of July, 2023.

VIP 910 LLC, a Washington limited liability company

BY: Maureen Judy Varnes

Maureen Judy Varnes

Authorized Signer

State of Washington
County of King

This record was acknowledged before me on this 19 day of July 2023 by Maureen Judy Varnes as Authorized Signer for VIP 910 LLC, a Washington limited liability company.

J. Shaw
My Commission Expires: 8/05/26

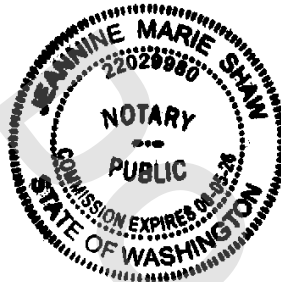


EXHIBIT A TITLE EXCEPTIONS

Order No.: 472523000717

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: January 8, 1974
Recording No.: 795333
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on REVISED SKAGIT COUNTY SHORT PLAT NO. 26-81:
Recording No: 8104200037
3. Encroachment of mobile home onto the Southern portion of said premises by an undisclosed amount and of a fence onto the Southern portion of said premises by varying amounts as delineated by survey of said short plat.
Recording Date: April 20, 1981
Recording No.: 8104200031
4. Right, title, and interest of owners of property adjoining on the South to that portion of said premises lying South of the fence running East to West, approximately 30 feet North of the Southwest corner and 25 feet North of the Southeast corner of said premises.
5. Encroachment by fence appurtenant to said premises by an undisclosed amount onto adjacent property to the West as delineated by survey of said short plat.
Recording Date: April 20, 1981
Recording No.: 8104200037
6. Right, title, and interest of adjacent owners on the West to that portion of said premises lying East of the fence running North and South along the West boundary of said premises.
7. Terms and conditions of that Variance No. 81-001
Recording Date: November 12, 1982
Recording No.: 8211120013
8. Terms and conditions of that Title Notification
Recording Date: August 7, 1997
Recording No.: 9708040117
Regarding: Agricultural resource lands
9. Terms and conditions of beneficial drainage easement
Recording Date: February 24, 1998
Recording No.: 9802240073
10. 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

TITLE EXCEPTIONS EXCEPTIONS

(continued)

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.”