

When recorded return to:

Capital Preservation 200, LLC
4660 NE 77th Avenue, Suite 200
Vancouver, WA 98662

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20240999
Date 06/18/2024

QUIT CLAIM DEED

THE GRANTOR(S)

Capital Preservation 200, LLC, a Washington limited liability company

For and in consideration of Ten And No/100 Dollars (\$10.00) 458-61A-211 (2) (c) in hand paid,
conveys and quit claims to

Eglemont Owners LLC, a Washington limited liability company

the following described real estate, situated in the County of Skagit, State of Washington, together
with all after acquired title of the grantor(s) herein:

Lot(s): Ptn. 67, 68 and 202 Eglemont Phase 1A, TGW, Ptn. Lot 132, Eglemont Phase 1B, AND
TGW, Ptn. 27-34-4E, W.M. (more fully described on the attached Exhibit A).

Tax Account No.: P104336/ 4621-000-067-0006

Real Property Address: 4800 Eglemont Drive, Mount Vernon, WA 98274.

CHICAGO TITLE INSURANCE COMPANY HAS PLACED
THIS DOCUMENT OF RECORD AS A CUSTOMER
COURTESY AND ACCEPTS NO LIABILITY FOR THE
ACCURACY OR VALIDITY OF THE DOCUMENT.
CTI MISC 500151925

QUIT CLAIM DEED
(CONTINUED)

Dated: June 13, 2024

Capital Preservation 200, LLC
a Washington limited liability company

By: Capital Preservation Management, LLC
a Washington limited liability company
it's Manager

By: *Korban Romano*
Korban Romano, Authorized Agent for
Capital Preservation Management, LLC

State of Washington
County of Clark

This record was acknowledged before me on June 13, 2024, by Korban Romano as authorized agent for Capital Preservation Management, LLC, Manager of Capital Preservation 200, LLC.

Stephanie Koch
(Signature of notary public)

Notary Public in and for the State of Washington
My appointment expires: 7-12-27

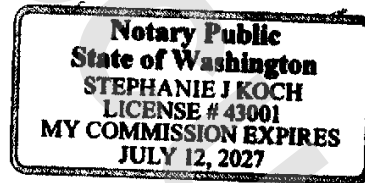


EXHIBIT ALegal Description

Lot 67 of the "Plat of EAGLEMONT Phase 1A" as per plat recorded in Volume 15 of Plats, Pages 130-146, inclusive, records of Skagit County, Washington;

EXCEPT those portions of Lot 67 as described on the seven following described documents:

Auditor's File No. 9704300139
Auditor's File No. 9710090071
Auditor's File No. 9810080045
Auditor's File No. 200303280232
Auditor's File No. 200711060074, being a re-recording of Auditor's File No. 200601110039
Auditor's File No. 201612200006
Auditor's File No. 201612200007

TOGETHER WITH those portions of Lot 68 and Tract 202 of said plat boundary adjusted thereto as described on the four following described documents:

Auditor's File No. 9810080044
Auditor's File No. 200303280230
Auditor's File No. 201612200004
Auditor's File No. 201612200005

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, across and under a portion of said plat as described on said 201611200005;

ALSO TOGETHER WITH that portion of Section 26, Township 34 North, Range 4 East, W.M. as described on document recorded as Auditor's File No. 201612200004;

ALSO TOGETHER WITH that portion of Lot 132, "Plat of Eaglemont, Phase 1B, Division 3" as per plat recorded October 25, 2004 as Auditor's File No. 200410250250, records of Skagit County, as described on document recorded as Auditor's File No. 200504220127;

TOGETHER WITH a non-exclusive "Access Easement for Utilities" over and across a portion of said Lot 132 as described on said 200504220127.

Situated in Skagit County, Washington.