

202406200117

06/20/2024 01:16 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

When recorded return to:

LONG CEDARDALE RD LLC
2520 Cedardale Road
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20241031

Jun 20 2024

Amount Paid \$13745.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 24-20103-TB

THE GRANTOR(S) **SCOOCUM HOLDINGS, LLC**, a Washington Limited Liability Company, 1611 Buck Way, Mount Vernon, WA 98273,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **LONG CEDARDALE RD LLC**, a Washington Limited Liability Company

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

Lots 3 and 7, as delineated on "SOUTH MOUNT VERNON BUSINESS PARK BINDING SITE PLAN No. LU05-061", as approved on August 30, 2007 and recorded September 10, 2007 under Auditor's File No. 200709100133, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Abbreviated legal description: Property 1:

Lots 3 & 7, SOUTH MOUNT VERNON BUSINESS PARK BINDING SITE PLAN No. LU05-061

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Tax Parcel Number(s): P126616/8072-000-003-0000 & P126620/8072-000-007-0000

Statutory Warranty Deed
LPB 10-05

Order No.: 24-20103-TB

Page 1 of 4

Tax Parcel Number(s): P126616/8072-000-003-0000 & P126620/8072-000-007-0000

Dated: 6-12-24

SCOOCUM HOLDINGS, LLC, a Washington Limited Liability Company

By: [Signature]
James O. Spane, Manager

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 12th day of June, 2024, by James O. Spane, Manager of
SCOOCUM HOLDINGS, LLC.

[Signature]
Signature

Notary
Title

My commission expires: 05/16/27

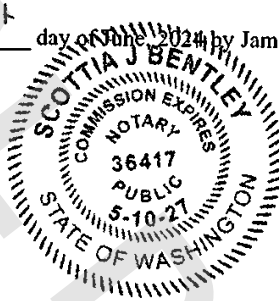


EXHIBIT A

24-20103-TB

9. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

10. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

11. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

12. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

13. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

14. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

15. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

16. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

17. Relinquishment of rights of access to State Highway and of light, view and air under terms of Decree of Appropriation, entered November 12, 1973 in Skagit County Cause No. 32903.

18. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey

Recorded: February 3, 2006

Auditor's No.: 200602030192

19. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation

Statutory Warranty Deed

LPB 10-05

Order No.: 24-20103-TB

Page 3 of 4

Dated: May 11, 2006

Recorded: May 22, 2006

Auditor's No.: 200605220171

Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."

Area Affected: All streets and road rights-of-way and a strip of land 10 feet in width parallel to private/public street and road rights-of-way.

20. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: South Mount Vernon Business Park, BSP LU05-061

Recorded: September 10, 2007

Auditor's No.: 200709100133

21. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Dated: September 30, 2021

Recorded: October 1, 2021

Auditor's No.: 202110010037

Affects: Lots 3 & 4 South Mount Vernon Business Park BSP

Said instrument was modified by instrument recorded November 18, 2021, under Auditor's File No. 202111180016.

22. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: LTK Properties, et al

And: Adjoining Lot Owners

Dated: date of signature(s)

Recorded: October 29, 2021

Auditor's No.: 202110290009

Regarding: Maintenance Agreement for Utilities Lots 1-8 South Mount Vernon Business Park BSP

End of Exhibit A