

Recording Requested by:

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600 University Street, Suite 3600
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CTI 243216-NCS
620057379

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20243184

Dec 06 2024

Amount Paid \$36767.50
Skagit County Treasurer
By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

Grantor: SELECT SIRES MEMBER COOPERATIVE

Grantee: PACIFIC WOODTECH CORPORATION

Legal Description: Ptn. Lot 14 and F, Burlington Hill Business Park Phase II
Complete legal description on Exhibit A.

Assessor's Tax Parcel ID#: P112916 / 8017-000-014-0000


For the consideration of Ten and no/100 Dollars, and other valuable consideration, Select Sires Member Cooperative, an Ohio cooperative association, as successor by merger to All West Select Sires, an Oregon corporation ("Grantor"), does hereby convey and warrant to Pacific Woodtech Corporation, a Washington corporation ("Grantee") the real property situate in Skagit County, Washington, legally described on Exhibit A attached hereto and incorporated herein.

SUBJECT TO: Items listed on Exhibit B attached hereto and incorporated herein.

DATED: December 5th, 2024.

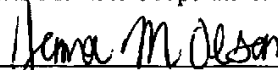
GRANTOR:

SELECT SIRES MEMBER COOPERATIVE,
an Ohio cooperative association

By: 
Name: Chris Sigurdson
Its: Chief Executive Officer

State of Minnesota)
County of Stearns)ss.

This record was acknowledged before me on the 5th day of December, 2024 by
Chris Sigurdson, Chief Executive Officer of Select Sires Member Cooperative.


Notary Public
My Commission Expires: Jan 31 2025

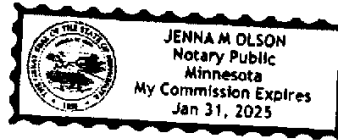


EXHIBIT A**Legal Description**

Lot 14, Burlington Hill Business Park Phase II, Binding Site Plan, approved October 15, 1997, recorded October 29, 1977 in Volume 13 of Short Plats, pages 53 to 56, inclusive, under Auditor's File No. 9710290033 and being a portion of the Southwest 1/4 of Section 29, Township 35 North, Range 4 East, W.M. and a portion of the Northwest 1/4 of Section 32, Township 35 North, Range 4 East, W.M.

EXCEPT the South 539.78 feet thereof,

ALSO EXCEPT the East 266.56 feet of the North 117, 15 feet of the South 656.93 feet thereof,

Also EXCEPT that portion of said Lot 14 lying Easterly of the Southerly extension of the Easterly line of the West 100 feet of Tract F in Said Burlington Hill Business Park Phase II.

TOGETHER WITH the West 100 feet of Tract "F" in said Burlington Hill Business Park Phase II.

Situate in the County of Skagit, State of Washington.

EXHIBIT B**Permitted Encumbrances**

1. Covenants, conditions and restrictions contained in DEED, 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording No.: 8912210037

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Burlington Hill Business Park Phase II Binding Site Plan:

Recording No.: 9710290033

3. Agreement, including the terms, covenants and provisions thereof

Recording No.: 9710290035

4. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: October 29, 1997

Recording No.: 9710290036

Modification(s) of said covenants, conditions and restrictions

Recording No.: 200507010021

5. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof

Recording No.: 200005230084

6. 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."