

When recorded return to:

Jason Ragsdale
The Next Adventure, LLC
PO Box 5974
Bellingham, WA 98227

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245439151

STATUTORY WARRANTY DEED

THE GRANTOR(S) Semiahmoo, LLC, a Colorado limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration
in hand paid, conveys, and warrants to The Next Adventure, LLC, a Washington limited liability company

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

Lot(s): TRACTS B, C, D, E & F CARNOUSTIE-SEMAHMOO

Tax Parcel Number(s): 149118 / 405114 380547 0000, 149108 / 405114 376539 0000, 149163 /
405114 395522 0000, 149074 / 405114 353532 0000, 149088 / 405114
361518 0000,

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: March 23, 2021

Semiahmoo, LLC

BY: 
Evan Makovsky
Manager

State of Colorado
County of Denver

I certify that I know or have satisfactory evidence that Evan Makovsky is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Manager of Semiahmoo, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 3/26/2021

Name: Deborah Stevens
Notary Public in and for the State of Colorado
Residing at: 1400 Glenarm Place, Suite 100, Denver, CO 80202
My appointment expires: August 17, 2023

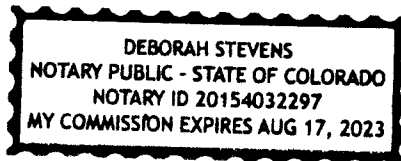


EXHIBIT "A"
Legal Description

Tracts B, C, D, E and F, Plat of Carnoustie-Semiahmoo, according to the plat thereof, recorded under Auditor's File No. 2080903235, records of Whatcom County, Washington.

Situate in Whatcom County, Washington.

EXHIBIT "B"
Exceptions

1. 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 **Plat of Carnoustie - Semiahmoo:**

Recording No: 2080903235

2. 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: September 29, 2008
Recording No.: 2080903237

3. 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 **Plat of Semiahmoo Lot Line Adjustment:**

Recording No: 2031000016

4. Covenants, conditions, restrictions and easements 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 in the document

Recording Date: April 16, 1980
Recording No.: 1354771

5. Covenants, conditions, restrictions and easements 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 in the document

EXHIBIT "B"

Exceptions (continued)

Recording Date: October 19, 1984
Recording No.: 1492055

Modification(s) of said covenants, conditions and restrictions;

Recording No. 1514067; Recording No. 1540989; Recording No. 1579951; Recording No. 1579952;

Recording No. 1579953; Recording No. 1598287; Recording No. 1623307; Recording No. 1640527;

Recording No. 891019079; Recording No. 891012023; Recording No. 891219035;

Recording No. 900611083; Recording No. 900611085; Recording No. 900622001;

Recording No. 901206029; Recording No. 901211073; Recording No. 910329007;

Recording No. 910516003; Recording No. 920731203; Recording No. 920731204;

Recording No. 921030001; Recording No. 940302001; Recording No. 940310080;

Recording No. 940428002; Recording No. 950117238 (re-record of Recording No. 941215001);

Recording No. 951116028; Recording No. 951113014; Recording No. 951113015;

Recording No. 951116029; Recording No. 960418003; Recording No. 970131257;

Recording No. 1970603076; Recording No. 1991103139; Recording No. 2040102687;

Recording No. 2031104689; Recording No. 2050104218; Recording No. 2091000856;

Recording No. 2110902378; Recording No. 2016-0200577; Recording No. 2016-0300544;

Recording No. 2016-1102066; Recording No. 2017-1003807;

Recording No. 2018-1201175; and Recording No. 2019-1100749.

6. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Alaska Packers Association
Purpose: The right to lay, construct and perpetually maintain a water pipeline
Recording Date: May 5, 1900
Recording No.: 52839 and Recording No. 52840
Affects: Said premises and other property

8. Agreement, including its terms, covenants and provisions;

Executed by: The City of Blaine and Alaska Packers Association, Inc.
Recording Date: October 12, 1974
Recording No.: 1267388
Regarding: Annexation of the Semiahmoo Resort Community into the City of Blaine, pursuant to Ordinance No. 1398

EXHIBIT "B"

Exceptions (continued)

Affects: Said premises and other property

9. Agreement, including its terms, covenants and provisions;

Executed by: The City of Blaine and The Semiahmoo Company
Recording Date: December 11, 1996
Recording No.: 1557997
Regarding: An agreement constituting fulfillment of master plan requirement relating to sewer, water and drainage improvements
Affects: Said premises and other property

10. Agreement, including its terms, covenants and provisions;

Executed by: Atlas Hotels, Inc., a Delaware Corporation and Semiahmoo Company, a Washington general partnership
Recording Date: December 16, 1986
Recording No.: 1558402
Regarding: Golf Course Agreement

Said instrument has been amended or modified by the following instrument;

Recorded: April 2, 1989
Recording No.: 1635586

11. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: City of Blaine
Purpose: Utilities and appurtenances thereof
Recording Date: December 19, 1980, December 11, 1990 and December 20, 1990
Recording No.: 1376265, Recording No. 901211082 and Recording No. 901220168
Affects: Said premises and other property

12. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: City of Blaine
Purpose: Bicycle Path
Recording Date: March 2, 1992
Recording No.: 920302118
Affects: Said premises and other property

13. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

EXHIBIT "B"

Exceptions (continued)

In favor of: City of Blaine
Purpose: Road slopes and utilities
Recording Date: March 2, 1992
Recording No.: 920302121 and Recording No. 920302127
Affects: Said premises and other property

14. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Whatcom County
Purpose: Utilities and appurtenances thereof
Recording Date: April 5, 1996
Recording No.: 960405136
Affects: Said premises and other property

15. Terms, conditions, restrictions and provisions contained in instrument:

Recording Date: February 18, 1998
Recording No.: 1980202068
Executed by: City of Blaine
Regarding: Development Agreement
Affects: Said premises and other property

16. Golf Course Mutual Cooperation, a Non-Disturbance Agreement;

Dated: April 29, 1991
Recorded: May 2, 1991
Recording No.: 910502189 (original Auditor's File No. 910501088)
Affects: Resort properties

Said agreement was amended by the following:

Recorded: September 11, 1991 and August 7, 1992
Recording No.: 920818168, (original Auditor's File No. 920807397)

17. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: City of Blaine
Purpose: Utility Easement, Water main pump and facilities
Recording Date: September 29, 2008
Recording No.: 2080903236
Affects: Said premises and other property