

KATHY HILL
SKAGIT COUNTY CLERK

99 MAR 30 09:53

RECORDED _____ FILED _____
REQUEST OF _____

AFTER RECORDING MAIL TO:
George Downing
12209 N2 33rd
Bellevue, WA 98005

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9903300044

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-89019-E

LAND TITLE COMPANY OF SKAGIT COUNTY **Statutory Warranty Deed**

Grantor(s): Burlington Hill Properties
Grantee(s): Downing Associates, LLC
Abbreviated Legal: Lot 25 and a portion of Lot 24, Buzlington Hill Business
Park, Phase II
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 8017-000-0246-0000/R112926, 8017-000-025-
0000/R112927

THE GRANTOR BURLINGTON HILL PROPERTIES, a Washington General Partnership
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to DOWNING ASSOCIATES, LLC
the following described real estate, situated in the County of Skagit, State of Washington:
See Attached Exhibit A.

28513
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

MAR 30 1999

8095.44

See Attached Exhibit B
Dated this 15th day of March, 1999 By: Skagit County Treasurer

By Burlington Hill Properties OW By Jerry Walton
Jerry Walton, Partner

By Daniel R. Madlung By _____
Daniel R. Madlung, Partner

STATE OF WASHINGTON
County of SKAGIT

SS:

On this 29th day of MARCH, 1999 before me, the undersigned, a Notary Public in and
for the State of Washington, duly commissioned and sworn, personally appeared DANIEL R. MADLUNG
and JERRY WALTON to me known to be the individual s described in
and who executed the foregoing instrument, as General partner s of the BURLINGTON HILL
PROPERTIES, a Limited Partnership, and acknowledged to me that they
signed and sealed this said instrument as their free and voluntary act and deed for the use and
purposes therein mentioned, and on oath stated they are authorized to execute the said instrument.
Given under my hand and official seal this 29th day of MARCH, 1999

Candace M Taylor
Candace M. Taylor
Notary Public in and for the State of WASHINGTON
Residing at MOUNT VERNON
My appointment expires: 1/01/2001

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BK 1966 PG 0151

Exhibit A

DESCRIPTION:

The South 165 feet of Lot 24, and all of Lot 25, "BURLINGTON HILL BUSINESS PARK PHASE II BINDING SITE PLAN", approved October 15, 1997, recorded October 29, 1997, in Volume 13 of Short Plats, pages 53 through 56, inclusive, 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 Section 32, Township 35 North, Range 4 East W.M.

Situate in the County of Skagit, State of Washington.

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BK 1966 PG 0152

Exhibit B

SUBJECT TO: Reservations recorded December 21, 1989, under Auditor's File No. 8912210037; Rights to make slopes for cuts and fills for original reasonable grading of streets as set forth on the face of the Binding Site Plan; Utility and water pipeline easements as set forth on the face of the Binding Site Plan; Notes as set forth on the face of the Binding Site Plan; By-Laws of Burlington Hill Business Park Owners' Association recorded October 29, 1997, under Auditor's File No. 9710290034; Concomitant Rezone Agreement recorded October 29, 1997, under Auditor's File No. 9710290035; Covenants, Conditions, Restrictions, Easements and Provisions for Levy of Assessments recorded October 29, 1997, under Auditor's File No. 9710290036; Easement for utilities over a portion of the West 10 feet.

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BK 1966 PG 0153