

**AFTER RECORDING MAIL TO:**

Mr. Lindsey Gear  
1953 Walton Drive  
Burlington, WA 98233



200307210028

Skagit County Auditor

7/21/2003 Page 1 of 3 8:58AM

Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 107454-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

## Statutory Warranty Deed

**Grantor(s): Terry J. Knutzen and Barbara A. Knutzen**

**Grantee(s): G & G Industries, LLC**

**Abbreviated Legal: Lot 10 & ptn of 9, Burl. Hill Business Park I**

**Assessor's Tax Parcel Number(s): 8002-000-010-0009/P105945, p105945, 8002-000-009-0100/P113069, p113069**

**THE GRANTOR TERRY J. KNUTZEN and BARBARA A. KNUTZEN**, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **G & G Industries, LLC**, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington.

**PARCEL "A":**

The North ½ of Lot 9, said North ½ being one-half by area, the South line of said North ½ being parallel with the North line of said Lot 9, "BURLINGTON HILL BUSINESS PARK, BINDING SITE PLAN", approved September 7, 1994, recorded September 8, 1994, in Volume 11 of Plats, pages 109 through 112, under Auditor's File No. 9409080052, records of Skagit County, being a portion of the Southwest ¼ of Section 29, Township 35 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

**PARCEL "B":**

Lot 10, "BURLINGTON HILL BUSINESS PARK, BINDING SITE PLAN", approved September 7, 1994, recorded September 8, 1994, in Volume 11 of Plats, pages 109 through 112, under Auditor's File No. 9409080052, records of Skagit County, being a portion of the Southwest ¼ of Section 29, Township 35 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

Subject to: Schedule "B-1" attached hereto and made a part thereof. Second half 2003 Skagit County Real Property Taxes, and Agreement and Terms and Conditions thereof between Terry Knutzen and Skagit County Drainage Dis. #14 recorded June 4, 1998 under Auditor's File No. 9806040001.

Dated July 1, 2003

Terry J. Knutzen

Barbara A. Knutzen

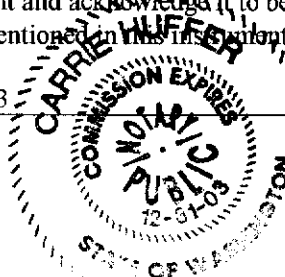
STATE OF Washington

COUNTY OF Skagit

} SS:

I certify that I know or have satisfactory evidence that **Terry J. Knutzen and Barbara A. Knutzen** the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 18, 2003



Carrie Huffer

Notary Public in and for the State of Washington

Residing at Burlington

My appointment expires: 12/31/2003

Schedule "B-1"

107454-PE

EXCEPTIONS CONTINUED:

D. Easement contained on the face of the Binding Site Plan, as follows:

"An easement is hereby reserved for and granted to the City of Burlington, Public Utility District No. 1, Puget Sound Power and Light, G.T.E., Cascade Natural Gas Corp., and TCI Cablevision of Washington Inc. and their respective successors and assigns under and upon the exterior ten (10) feet of front boundary lines of all lots and tracts and other utility easements shown on the face of the binding site plan, in which to install, lay, construct, renew, operate, maintain and remove utility systems, line, fixtures and appurtenances attached thereto, for the purpose of providing utility services to the subdivision and other property. Together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted."

E. Notes contained on the face of the plat, as follows:

A. Buyers should be aware that this binding site plan is located in the floodplain of the Skagit River and significant elevation may be required for the first floor of construction.

B. Tract "Y" shown hereon is to be boundary line adjusted to Lot 2 of Short Plat Burl. 5-91 and is not for building purposes.

C. Vegetation maintenance within the bike and drainage easement areas shall be the sole responsibility of the adjoining land owners.

F. Declaration of Covenants, Conditions and Restrictions and the terms and conditions thereof:

Executed By: Gear Road Investors  
Recorded: September 8, 1994  
Auditor's No.: 9509080053

G. By-Laws of Burlington Hill Business Park Owners' Association and the terms and conditions thereof as recorded October 29, 1997, under Auditor's File No. 9710290034.

H. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Plat of said addition  
Purpose: Bike path and drainage  
Area Affected: Westerly 55 feet

I. The effect, if any, of a Survey recorded May 7, 1998, under Auditor's File No. 9805070066, records of Skagit County, Washington.

TJK

JK

# 3593  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUL 21 2003

Amount Paid \$ 11,736.24  
Skagit Co. Treasurer  
By [Signature] Deputy

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Skagit County Auditor

## EXCEPTIONS:

## A. Reservations contained in instrument:

Executed By: Glacier Park Company  
Recorded: December 21, 1989  
Auditor's No.: 8912210037  
As Follows:

EXCEPTING AND RESERVING, however, to the Grantor, for itself, its successors and assigns, forever, all right, title and interest, legal and equitable, whatsoever, however derived, reserved or held, in and to all geothermal heat and all ores and minerals of any nature whatsoever, including, but not limited to, oil, gas, other hydrocarbons, carbon dioxide, coal, iron, gas occurring in coal formation, industrial minerals, metallic minerals, aggregates, sand, gravel, clay, uranium, rock, including, but not limited to, rock of a unique character (hereinafter "minerals"), in and under or which may be produced from the above-described real estate (hereinafter "premises"), together with all the right to enter upon the Premises for the purposes of prospecting and exploring for minerals by geophysical, geochemical or other means, and for the purposes of drilling, extracting, operating and working any extraction and processing facilities by any procedures whatsoever, and taking out, removing, carrying away, the tenements, hereditaments and appurtenances. Provided, however, that the Grantee, his successors and assigns, shall be paid just and reasonable compensation for any actual physical injury or damage to the surface of said Premises, including, but not limited to, physical injury, damage or impacts to buildings, improvements, parking lots, landscaping or any other kind of development on the parcel described in attached Exhibit "A" caused by the exercise of any rights herein reserved. The exercise of such rights by the Grantor or its successors and assigns shall not be postponed or delayed pending reasonable efforts to agree upon, or have determined, such just and reasonable compensation. Parties agree that access to any minerals referenced herein shall be through a common green belt area on the property.

## B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington Corporation  
Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system  
Area Affected: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way  
Dated: June 27, 1994  
Recorded: July 27, 1994  
Auditor's No.: 9407270078

## C. The right to make all necessary slope for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon, as shown on the face of the plat.

TJK Bt



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