	200505030149	
AFTER RECORDING MAIL TO:	Skagit County Auditor	
Name DON JONAS, Section 1031 Focilitator	5/3/2005 Page 1 of 4 4:07PI	М
Address 4023 CLAREMONT	S	
City/State EUER CTT, WA 98203		
Document Title(s): (or transactions contained therein)  1. STATUTORY WARPANTY DEED  2.	First American Title Insurance Company	
3. 4.		
Reference Number(s) of Documents assigned or released:	B83598	
	(this space for title company use only)	
☐ Additional numbers on page of document	(mis space for the company was only)	
Grantor(s): (Last name first, then first name and initials)  1. LAKHA   NUESTMENTS Can LLC  2.  3.  4.  5. □ Additional names on page of document		
Grantee(s): (Last name first, then first name and initials)  1. DON JONAS, SECTION 1031 FACTURE  2.  3.  4.  5.   Additional names on page of document	HALOR	
Abbreviated Legal Description as follows: (i.e. lot/block/plat or secti	on/township/range/quarter/quarter)	
Section 5 Township 34 Range & (aka Lot 3, Burlington Bending	g Lite Plan No2,97)	
☐ Complete legal description is on page of docume	nt */	
Assessor's Property Tax Parcel / Account Number(s):		
8018-000-003-0000/P112833		

NOTE: The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

AFTER RECORDING MAIL TO: Don Jonas, Section 1031 Facilitator 5023 Claremont Everett, Wa. 98203 4023 Claremont Everett, WA 98203

Filed for Record at Request of First American Title Of Skagit County Escrow Number: B83598

## **Statutory Warranty Deed**

Grantor(s): Lakha Investments Co. LLC

Grantee(s): Don Jonas, Section 1031 Facilitator 5023 Claremont Everett, Wa. 98203 Section 5, Township 34, Range 4, Ptn. SW - SW (aka Lot 3, Burlington Binding Site Plan No.

Assessor's Tax Parcel Number(s): 8018-000-003-0000, P112833

THE GRANTOR Lakha Investments Co., L. L.C. for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION and in consideration of an IRC Section 1031 Tax deferred Exchange for the benefit of Highway 9 Office Park Center, LLC in hand paid, conveys and warrants to Don Jonas, Section 1031 Facilitator 5023 Claremont Everett, Wa. 98203, the following described real estate, situated in the County of Skagit, State of Washington.

Lot 3, Burlington Binding Site Plan No. 2-97, approved July 14, 1997, recorded December 18, 1997, under Auditor's File No. 9712180060, filed in Volume 13 of Short Plats, pages 67-68, being a portion of the Southwest 1/4 of the Southwest 1/4 of Section 5, Township 34 North, Range 4 East, W.M.

Subject to covenants, conditions, restrictions and easements, if any, as per Exhibit "A"

# 2156

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

MAY 03 2005

Amount Paid S 7422 Skauit Co. Treasurer

Deputy

State of County of

Dated 4/27/05

Washington

I certify that I know or have satisfactory evidence Amin S. Lakha\_ the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated he/she/they are authorized to execute the instrument and is General Manager of Lakha Investments Co., LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

PamelwSStowers

Notary Public in and for the State of Washington Residing at South (WAShingto)

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My appointment expires:

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**Skagit County Auditor** 

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## EXHIBIT "A"

## **EXCEPTIONS:**

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING BINDING SITE PLAN:

Binding Site Plan

2-97

Recorded:

December 18, 1997

Auditor's No.:

9712180060

Said matters include but are not limited to the following:

- 1. 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.
- 2. 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. Contact the City of Burlington for further information.
- 3. There shall exist for the benefit of the respective parcels, their owners, successors in interest and assignees shown hereon the right of ingress and egress over future parking lots to be developed and/or placed on Parcels 1 thru 5. The future development of the respective parcels shall be such that there shall be no prevention of reasonable access to the dedicated road right-of-way along the Southerly line of the Binding Site Plan.
- 4. A 30 foot easement for ingress-egress and utilities over, under and across as well as signage for the equal benefit of Lots 1, 2 and 3.
- 5. Hatched Area is a common utility easement area for the benefit of Lots 4 and 5.
- 6. Utility easement only for the benefit of Lots 1, 2 and 3.
- 7. Common multi-tenant sign easement area for the equal benefit of Lots 3, 4 and 5. Total sign face area should not exceed 140 sq. ft. per sign face as defined by City of Burlington Municipal Code.
- 8. Approval of access to Burlington Boulevard will be determined at the time of building permit application.

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## B. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated:

July 30, 1999

Recorded:

July 30, 1999

Auditor's No.:

199907300046

Executed By:

Lakha Investments Co. LLC

DATED:

March 3, 2005 at 8:00 A.M.

JSM / mgh

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