

When recorded return to:

Mr. and Mrs. Dan McDonald  
13906 Newport Hwy  
Mead, WA 99021

Recorded at the request of:  
First American Title  
File Number: 90335



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Skagit County Auditor

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## Statutory Warranty Deed

THE GRANTORS Bouslog Investments, LLC, , JBK Investments, LLC, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Dan McDonald and Carol McDonald, husband and wife the following described real estate, situated in the County of Skagit, State of .

FIRST AMERICAN TITLE CO.

90335E

Abbreviated Legal:

Lot 1A, "BAY RIDGE BUSINESS PARK BINDING SITE PLAN, BSP NO. 00-0154"

Tax Parcel Number(s): 8034-000-001-0000, P118502

Lot 1A, "BAY RIDGE BUSINESS PARK BINDING SITE PLAN, BSP NO. 00-0154", recorded October 29, 2001, under Skagit County Auditor's File No. 200110290120.

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Dated 4-13-07

Bouslog Investments, LLC

John L. Bouslog  
By: John L. Bouslog, Manager

#1766  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 17 2007

JBK Investments, LLC

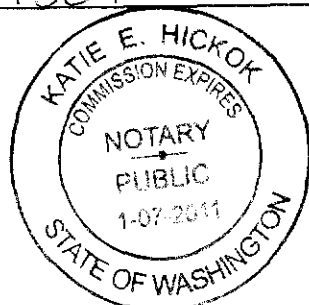
Barbara A. Bazant  
By: Barbara A. Bazant, Manager

Amount Paid \$ 3921.00  
Skagit Co. Treasurer  
By CR Deputy

STATE OF WA  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that John L. Bouslog and Barbara A. Bazant is/are the person(s) who appeared before me, and said person(s) acknowledge they are signed this instrument, on oath stated they are is/are authorized to execute the instrument and acknowledge that as the Manager's of Bouslog Investments, LLC and JBK Investments, LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 4-13-07



Katie E. Hickok  
Notary Public in and for the State of WA  
Residing at Mt Vernon  
My appointment expires: 1-7-11

**Schedule "B-1"**

**EXCEPTIONS:**

**A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:**

Short Plat No.: 96-012  
Recorded: October 11, 1996  
Auditor's No: 9610110054

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

Dated: November 20, 1997  
Recorded: December 8, 1997  
Auditor's No: 9712080099  
Executed by: John Bouslog; Melvin Bouslog; Sue Ellen Tate; Karla Ohrt; Barbara Bazant and June A. Bouslog

**ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:**

Declaration Dated: June 22, 2005 and October 12, 2005  
Recorded: June 22, 2005 and October 12, 2005  
Auditor's Nos.: 200506220163 and 200510120152

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

Binding Site Plan: Bay Ridge Business Park B.S.P., BSP No. 00-0154  
Recorded: October 29, 2001  
Auditor's No.: 200110290120

Said matters include but are not limited to the following:

1. Know all persons by these presents that we the undersigned owners in fee simple or contract purchaser and mortgage holder of the land hereby platted, do hereby declare this binding site plan and dedicate to the public forever all roads and ways shown hereon with the right to make all necessary slopes for cuts and fills and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a natural course.

Following original reasonable grading of roads and ways hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right-of-way, or to hamper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting shall be done by and at the expense of such owner.

2. The Binding Site Plan Number and date of approval shall be included in all deeds and contracts.

3. No building permits shall be issued for residential and or commercial structures that are not, at the time of application, determined to be within an official designated boundary of Skagit County Fire District.



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4. Change in location of access may necessitate a change of address, contact Skagit County Permit Center.
5. Water - Skagit County P.U.D.
6. Sewage Disposal - City of Burlington
7. Per Short Plat No. 96-012, Lot 3 is subject to a 80 foot non-exclusive easement for ingress, egress, drainage, and utilities, over, under and across for the benefit of Lots 1, 2, 3 and 4. Said easement shall include any future subdivision of said lots.
8. All of the dimensional requirements outlined in Skagit County Code Chapter 14.04.060(5) shall be met.
9. The subject parcel is located within the designated airport environs of the Port of Skagit County, Section 14.04.171 of the Skagit County Code will apply.
10. Per Short Plat No. 96-012, Lot 4 is subject to a non-exclusive drainage easement for the benefit of Lots 1, 2 and 3 shown hereon and for the benefit of the developers property lying North of Peterson Road. This easement is subject to change if future lot layout requires a different location.
11. Per Short Plat No. 96-012, Lots 1 & 3 are subject to a 20 foot drainage for the benefit of the developers property lying North of Peterson Road.
12. Per Short Plat No. 96-012, Lot 2 and 3 are subject to a 60 foot easement for ingress, egress, drainage and utilities over, under and across for the subdivision of said lots.
13. Per Short Plat No. 96-012, Lots 1, 3, and 4 are subject to a 20 foot easement for sanitary sewer and drainage as shown for the benefit of Lots 1, 2, 3 and 4.
14. Per Short Plat No. 96-012, Lot 4 is subject to a non-exclusive easement for drainage and utilities for the benefit of Lots 1, 2 and 3.
15. Per Short Plat No. 96-012, Lot 4 is subject to a non-exclusive temporary easement for a hammerhead turnaround for the benefit of Lots 1, 2, 3 and 4.
16. Per item "E", Schedule "B-1" of First American Title Co. Subdivision Guarantee Order No. 58028, Lots in Short Plat No. 96-012 are subject to declaration of covenants, conditions, restrictions and reservations recorded under Auditor's File No. 9712080099.
17. Lot 1D is subject to an easement for storm and sanitary sewer as shown hereon.
18. Lots 1D and 1B are subject to easements for storm water detention as shown hereon. See Detention Pond & Swale Note. Sheet 3 of 3.
19. An easement is hereby reserved for and granted to Public Utility District No. 1, Puget Sound Energy, TCI Cablevision of Washington, Inc., GTE Northwest, Inc., and their respective successors and assigns under and upon the ten (10) feet as shown hereon in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, 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 any real property owner in the subdivision by the exercise of rights and privileges herein granted.



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20. Easements are granted to Public Utility District No. 1 of Skagit County, Washington, a Municipal Corporation, its successors or assigns, the perpetual right, privilege and authority enabling the P.U.D. to do all things necessary or proper in the construction and maintenance of a water line, lines, or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water over, across, along, in and under the lands as shown on this plat together with the right of ingress to and egress from said lands across adjacent lands of the Grantor; also, the right to cut and/or trim all brush, timber, trees or other growth standing or growing upon the lands of the Grantor which, in the opinion of the District, constitutes a menace or danger to said line or to persons or property by reason of proximity to the line. The Grantor agrees that title to all timber, brush, trees, other vegetation or debris trimmed, cut and removed from the easement pursuant to this agreement is vested in the District.

Grantor, its heirs, successors or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the General Manager of the District. Grantor shall conduct its activities and all other activities on Grantor's property so as not to interfere with, obstruct or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easement or in any way interfere with, obstruct or endanger the District's use of the easement.

21. Ten (10) foot utility easement affecting a portion of the subject property.

22. Vacation of Easement regarding an easement affecting Lots 1D and 1B recorded under Auditor's File No. 200304280167.

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee:	Port of Skagit County
Dated:	April 16, 2004
Recorded:	April 26, 2004
Auditor's No.:	200404260058
Purpose:	Avigation Easement
Area Affected:	Entire plat (excluding Lot 1H)



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