

When Recorded Return to:  
MUNSON PROPERTIES, LLC  
William E. Munson, Manager/Member  
18130 Sunset Way  
Edmonds, WA 98026



200706010146

Skagit County Auditor

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Chicago Title Company - Island Division  
Order No: BE11477 MJJ Title Order No: IC42584 ✓

### STATUTORY WARRANTY DEED

THE GRANTOR BOUSLOG INVESTMENTS, LLC, a Washington Limited Liability Company and  
JBK INVESTMENTS, LLC, a Washington Limited Liability Company, as their interests may appear

for and in consideration of **Ten Dollars (\$10.00) and other valuable consideration** in hand  
paid, conveys and warrants to **MUNSON PROPERTIES, LLC, a Washington Limited  
Liability Company**

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

Lots 1D of BAY RIDGE BUSINESS PARK BINDING SITE PLAN, BSP NO. 00-0054, approved October  
29, 2001, and recorded October 29, 2001, under Auditor's File No. 200110290120, records of Skagit  
County, Washington; being a portion of Lot 1, SKAGIT COUNTY SHORT PLAT NO. 96-012 in the East  
Half of the Northeast Quarter of Section 3, Township 34 North, Range 3 East of the Willamette Meridian.

Situated in Skagit County, Washington

Tax Parcel Number(s): 8034-000-004-0000 P118505

Subject to: Restrictions, reservations and easements of record as more fully described in  
Chicago Title Company's commitment for title insurance IC42584, Schedule B-001, as more  
fully described in Exhibit "A" which is attached hereto and made a part hereof.

Dated: May 30, 2007

BOUSLOG INVESTMENTS, LLC


  
John Bouslog, Manager/Member

JBK INVESTMENTS, LLC

  
Barbara A. Bazant, Manager/Member

2611  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 01 2007

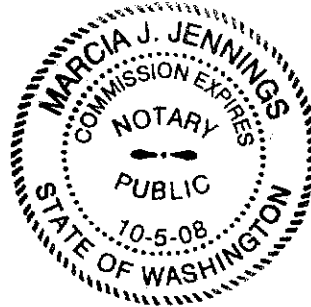
Amount Paid \$ 6366.32  
Skagit Co. Treasurer  
By Deputy  


STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that John L. Bouslog to me known to be the Manager /Member of BOUSLOG INVESTMENTS, LLC the entity that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of the said entity, for the uses and purposes therein mentioned, and on oath state that he is authorized to execute the said instrument on behalf of said entity.

Dated: June 1, 2007

Marcia J. Jennings  
Marcia J. Jennings  
Notary Public in and for the State of Washington  
Residing at Sedro Woolley  
My appointment expires: 10/5/2008

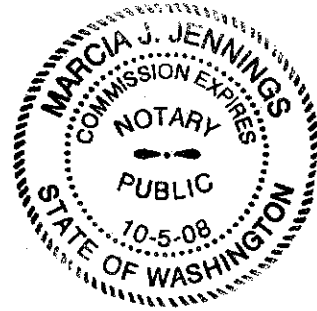


STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Barbara A. Bazant to me known to be the Manager/Member of JBK INVESTMENTS, LLC, the entity that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of the said entity, for the uses and purposes therein mentioned, and on oath state that she is authorized to execute the said instrument on behalf of said entity.

Dated: June 1, 2007

Marcia J. Jennings  
Marcia J. Jennings  
Notary Public in and for the State of Washington  
Residing at Sedro Woolley  
My appointment expires: 10/5/2008



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SCHEDULE B-001

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: April 26, 2004  
Auditor's No(s): 200404260058, records of Skagit County, Washington  
In favor of: Port of Skagit County  
For: Avigation
2. PUD WATER PIPELINE EASEMENT on the face of SHORT PLAT NO. 96-012 and BSP NO. 00-0154;

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 PUD to do all things necessary or property 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 grantors. 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 or 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 the 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 grantors property so as not to interfere with, construct or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easement or in any may interfere with, construct or endanger the districts use of the easement.

3. UTILITY EASEMENT on the face of SHORT PLAT NO. 96-012;

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 ten (10) feet as shown on the face of the Short Plat 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 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 hereon granted.

4. Notes on the face of SHORT PLAT NO. 96-012;

- A. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to the usage of said road.
- B. Short Plat number and date of approval shall be included in all deeds and contracts.
- C. No building permit shall be issued for any residential and/or commercial structures which are not at the time of application determined to be within an official designated boundary of Skagit County Fire District.
- D. Change in location of access may necessitate change of address. Contact Skagit County Public Works.



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SCHEDULE B-001

continued.....

- E. Lot 4 is subject to a non-exclusive drainage easement for the benefit of Lots 1, 2 and 3 as shown hereon and for the benefit of the developers property lying North of Peterson Road.
  - F. Zoning is commercial light industrial.
  - G. Sewage Disposal – City of Burlington.
  - H. Water – Skagit County PUD.
  - I. At the time of Lot Development, Drainage improvements may be required. Contact Skagit County Public Works for further information.
  - J. Lots 1 and 3 are subject to a 20 foot drainage easement as shown for the benefit of the developers property lying North of Peterson Road.
  - K. Lot 2 is subject to a 60 foot easement for ingress-egress, drainage and utilities over-under and across for the benefit of Lots 1, 2, 3 and 4. The location of which is as shown on Sheet 1. Said easement shall include any future subdivision of said lots.
  - L. 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.
  - M. Lot 4 is subject to a non-exclusive easement for drainage and utilities for the benefit of Lots 1, 2 and 3 as shown hereon.
  - N. Lot 4 is subject to a non-exclusive temporary easement for a hammerhead turn-around for the benefit of Lots 1, 2, 3 and 4.
  - O. Lot 3 is subject to a 60 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.
  - P. The subject property is located within the designated airport environs of the port of Skagit County Section 14.04.171. of the Skagit County Code will apply.
  - Q. Easement referred to in Note No. 5 above is subject to change if future lot layout requires a different location.
5. 20 foot sewer easement over the South 20 feet and North 22 feet of Lot 4 as disclosed by Short Plat No. 96-012.
6. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
- Recorded: December 8, 1997  
Auditor's No(s): 9712080099, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: June 22, 2005 and October 12, 2005  
Auditor's No(s): 200506220163 and 200510120152, records of Skagit County, Washington



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SCHEDULE B-001

continued.....

7. Non-exclusive easement and road maintenance agreement;  
Recorded: October 11, 1996  
Auditor's File No.: 9610110055, records of Skagit County, Washington
8. Grant Agreement between Skagit County, Bouslog Investments LLC, and JBK Investments LLC, for public facility project funding, recorded May 14, 2002, under Auditor's File No. 200205140079, records of Skagit County, Washington.
9. Notes on the face of BAY RIDGE BUSINESS PARK BINDING SITE PLAN, BSP NO. 00-0154, as follows:
  - A. The binding site plan number and date of approval shall be included in all deeds and contracts.
  - B. 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.
  - C. Change in location of access may necessitate a change of address. Contact Skagit County Permit Center.
  - D. Water – Skagit County P.U.D.
  - E. Sewage Disposal – City of Burlington.
  - F. Zoning – Bayview Ridge Industrial (BR-I)
  - G. Per Short Plat No. 96-012, Lot 3 is subject to a 60 foot non-exclusive easement for ingress, egress, drainage and utilities, over, under and across the benefit of Lots 1, 2, 3 and 4. Said easement shall include any future subdivision of said lots.
  - H. All of the dimensional requirements outlined in Skagit County Code Chapter 14.04.060(5) shall be met.
  - I. 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.
  - J. 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.
  - K. Per Short Plat No. 96-012, Lots 1, 3 and 4 are subject to a 60 foot easement for ingress, egress, drainage and utilities over, under and across for the subdivision of said lots.
  - L. 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.
  - M. 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.
  - N. 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, 3 and 4.
  - O. Lot 1D is subject to an easement for storm and sanitary sewer as shown hereon.
  - P. Lots 1D and 1B are subject to easements for storm water detention as shown hereon. See detention pond and swale note. Sheet 3 of 3.



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SCHEDULE B-001

continued.....

10. Easement delineated on the face of said BSP No. 00-0154;

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.

11. Detention Pond and Swale Note on the face of BSP NO. 00-0154;

As shown hereon and as stated in Note No. 18 on Sheet 1 of 3, Lots 1B and 1D are subject to easements for storm water detention pond and swales. However, the plattors may remove said detention facilities and terminate the detention pond easement in Lot 1D and the 30 foot wide swale easement in Lot 1B. Therefore, by rerouting the storm water to an alternative off-site detention facilities upon its completion and approval by Skagit County officials as long as the plattors arrange all work necessary to make said changed and pay for the same. No additional notice need by given to other lot owners.

NOTE: Bouslog Investments, LLC and JBK Investments, LLC vacated the Storm Easement, Detention Pond and Swale from Lot 1D and Storm Easement and Swale from Lot 1B by Quit Claim Deed recorded April 28, 2003, under Auditor's File No. 200304280167, records of Skagit County, Washington.

12. Setbacks note on the face of BSP No. 00-0154;

For primary and accessory structures:

Front: 35 feet/55 feet of off-street parking in front yard  
Side: None on interior lots; On corner lots, setback to be same as front  
Rear: 35 feet adjacent to residential or agricultural otherwise setback shall equal the height of back wall of the building

13. Easement delineated on the face of said BSP No. 00-0154;

For: Sanitary Easement  
Affects: Southerly portion of Lots 1A and 1D

14. Easement delineated on the face of said BSP No. 00-0154;

For: Utilities and Sidewalk  
Affects: Exterior 10 feet adjacent to street

15. Underground Utility Note on the face of BSP No. 00-0154;

The survey depicts existing underground utilities, some of which are shown in their approximate locations. This survey does not purport to show all utilities in this vicinity. Contractors should contact utility locate services prior to digging.

16. Easement delineated on the face of BSP No. 00-0154;

For: Drainage, Sewer and existing ditch  
Affects: Westerly portion of Lots 1D, 1E and 1F and the Easterly portion of Lot 1D



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SCHEDULE B-001

continued.....

17. Agreement, including the terms and conditions thereof; entered into;  
By: Bouslog Investments, LLC, et al  
And Between: Skagit County Fire District No. 6  
Recorded: November 28, 2005  
Auditor's No. 200511280001, records of Skagit County, Washington  
Providing: A development fee for commercial/industrial development. The development fee for each 1,000 square feet of commercial/industrial development is Two Hundred Forty-Four Dollars (\$244) or \$.244 per square foot. The fee shall be due and payable at such time as the owner submits a building permit to the Skagit County Planning and Permit Center for the construction of improvements.
18. Agreement, including the terms and conditions thereof; entered into;  
By: Skagit County  
And Between: Bouslog Investments, LLC and JBK Investments, LLC  
Recorded: May 14, 2002  
Auditor's No. 200205140079, records of Skagit County, Washington  
Providing: Grant Easement

- END OF SCHEDULE B-001 -



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Skagit County Auditor