

Recorded at Request of and

When Recorded Mail to:

Vitus Development, LLC
1700 Seventh Avenue, Suite 2000
Seattle, WA 98101
Attention: Rebecca Ralston



201209200073
Skagit County Auditor

9/20/2012 Page 1 of 6 2:22PM

CHICAGO TITLE
620012545

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Grantor: Burlington Associates

Grantee: APD Housing Partners 16, LP

Abbreviated Legal Description: Tract 2 BURLINGTON SHORT PLAT NO. 78-2

Tax Parcel Number: P62662 / 3867-000-050-~~01904~~ 1904

Burlington Associates, a Washington limited partnership, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, hereby conveys and warrants to APD Housing Partners 16, LP, a Washington limited partnership, the real property, situated in Skagit County, State of Washington, described on the attached Exhibit A, by this reference incorporated herein as if fully set forth, and subject to those matters set forth on the attached Exhibit B, by this reference incorporated herein as if fully set forth.

(The balance of this page is left blank intentionally)

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012 2968

SEP 20 2012

Amount Paid \$ 28,374.⁸⁹
Skagit Co. Treasurer
By *Mam* Deputy

Dated: September 20, 2012

BURLINGTON ASSOCIATES,
a Washington limited partnership

By: Maple Properties LLC,
a Washington limited liability company,
its General Partner

By: _____

Robert B. Christenson, Manager

STATE OF WASHINGTON)

) ss.

COUNTY OF KING)

I certify that I know or have satisfactory evidence that Robert B. Christenson is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Manager of Maple Properties LLC, a Washington limited liability company, the General Partner of Burlington Associates, a Washington limited partnership, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this 17th day of September, 2012.



[Seal or Stamp]

Signature of Notary

Print Name: Tracey M. Hillman

NOTARY PUBLIC in and for the State of

Washington, residing at: Seattle, WA

My appointment expires: 04/23/16



201209200073

Skagit County Auditor

Exhibit A

Legal Description

The land referred to herein below is situated in Skagit County, State of Washington, and is described as follows:

Tract 2, Burlington Short Plat No. 78-2, recorded in Volume 3 of Short Plats, page 26, under Auditor's File No. 888920, records of Skagit County, Washington; being a portion of Lot 50, Plat of Burlington Acreage property, according to the Plat thereof recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington.

Situated in Skagit County, Washington.



Exhibit B

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 26, 1979
Auditor's No(s): 7909260016, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: The West line that is 5 feet East and approximately 70 feet North of the Southwest corner thereof
2. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: November 27, 1979
Auditor's No(s): 7911270028, records of Skagit County, Washington
For: The right to lay, maintain, operate, relay and remove at any time a pipe or pipes, line or lines for the transportation of water, and if necessary to erect, maintain, operate and remove said lines, with right of ingress and egress to and from the same on, over and through a tract of land
Affects: Portion of Lot 50, Burlington Acreage
3. Agreement, including the terms and conditions thereof; entered into;
By: Woodgate Apts.
And Between: TCI Cablevision of Washington, Inc.
Recorded: February 7, 2000
Auditor's No. 2000027070035, records of Skagit County, Washington
Providing: Multiple dwelling unit service agreement
4. Agreement and Easement, including the terms and conditions thereof; entered into;
By: Burlington Association
And Between: Tel Cablevision of Washington
Recorded: January 28, 2002
Auditor's No. 200201280022, records of Skagit County, Washington
Providing: MDU Broadband Services Agreement/Grant of Easement
5. Matters disclosed by survey prepared by WestSound Engineering, Inc., dated November 11, 2011, Job No. 1693.2 as follows:
Rights or claims of parties in possession as to that portion lying northerly of the chain link fence located on the northerly portion of said land.



6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Comcast of Washington IV Inc.
Purpose: Broadband communications services
Recording Date: May 24, 2012
Recording No.: 201205240009
Affects: As described in said document
7. Deed of Trust, including the terms and conditions thereof, securing an indebtedness of \$1,007,100.00;
Dated: March 7, 1980
Recorded: March 7, 1980
Auditor's No.: 8003070031, records of Skagit County, Washington
Grantor: Burlington Associates, a Limited Partnership
Trustee: The Farmers Home Administration, United States Department of Agriculture, acting through the State Director of the Farmers Home Administration for the State of Washington
Beneficiary: The United States of America, acting through the Farmers Home Administration, United States Department of Agriculture
8. Deed of Trust, including the terms and conditions thereof, securing an indebtedness of \$6,440.00;
Dated: July 7, 1980
Recorded: July 7, 1980
Auditor's No.: 8007070066, records of Skagit County, Washington
Grantor: Burlington Associates, a Washington Limited Partnership ,
Trustee: The Farmers Home Administration, United States Department of Agriculture, acting through the State Director of the Farmers Home Administration for the State of Washington
Beneficiary: The United States of America, acting through the Farmers Home Administration, United States Department of Agriculture
9. A Lease, or memorandum thereof, including the terms and conditions thereof;
Dated: April 18, 1985
Recorded: November 25, 1985
Auditor's No.: 8511250008, records of Skagit County, Washington
Lessor: Woodgate Apts, Burlington Associates Wm, R. Wood-General Partner by Daniel Paul Wood, Asst.V,P,
Lessee: Web Service Co,
Note: Lease includes a renewal clause

10. A Lease, or memorandum thereof, including the terms and conditions thereof;

Dated: November 1, 1988

Recorded: November 21, 1988

Auditor's No.: 8811210016, records of Skagit County, Washington

Lessor: National Partnership Mgmt./Woodgate Apts, by Daniel P, Wood, Vice President

Lessee: Web Service Company, Inc,

Note: Lease includes a renewal clause

11. Unrecorded leaseholds, if any; rights of vendors and holders of security interests on personal property installed upon said property, and rights of tenants to remove trade fixtures at the expiration of the term,

12. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2012

Tax Account No.: P62662

Levy Code: 0905

Assessed Value-Land: \$1,160,000.00

Assessed Value-Improvements: \$1,109,800.00

General and Special Taxes:

Billed: \$29,654.18

Paid: \$14,827.13

Unpaid: \$14,827.05

