



201302190170

Skagit County Auditor

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201302070062

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When recorded return to:

DVF Management Corporation, a Washington Corporation

PO Box 1265

Mount Vernon, WA 98273

Recorded at the request of:

File Number: 104644

Re-record to correct exception M date

Statutory Warranty Deed

104644

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Whitfield Mitzel LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to DVF Management Corporation, a Washington Corporation the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lots 1, 2 and 3 Whitfield Mitzel, LLC Binding Site Plan

Tax Parcel Number(s): P62847, 8089-000-000-0001, P131320, 8089-000-000-0002, P131321, 8089-000-000-0003

PARCEL "A":

Lot 1, as delineated on Amended Whitfield Mitzel, LLC, Binding Site Plan, as recorded on January 22, 2013, under Auditor's File No. 201301220124, situated in Skagit County, Washington.

PARCEL "B":

Lot 2, as delineated on Amended Whitfield Mitzel, LLC, Binding Site Plan, as recorded on January 22, 2013, under Auditor's File No. 201301220124, situated in Skagit County, Washington.

PARCEL "C":

Lot 3, as delineated on Amended Whitfield Mitzel, LLC, Binding Site Plan, as recorded on January 22, 2013, under Auditor's File No. 201301220124, situated in Skagit County, Washington.

PARCEL "D-1":

The "Cross-Easement" for ingress, egress, parking and access to all utilities installed for the benefit of Parcels A-1, A-2 and A-3 Lot 3, as delineated on Allegre/Mitzel/Whitfield Partnership Binding Site Plan as recorded on January 11, 1991, under Auditor's File No. 9101110040, situated in Skagit County, Washington.

PARCEL "D-2":

The "Easement" for ingress, egress and utilities for the benefit of Parcels A-1, A-2 and A-3 Lot 3 conveyed by Declaration of Rescission and Easement Agreement as recorded on December 13, 1991, under Auditor's File No. 9112130029, situated in Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey, as per Exhibit "A" attached hereto

Dated 2/7/2013

FEB 19 2013

Whitfield Mitzel LLC, a Washington Limited Liability Company

By: Daniel R. Mitzel, Manager

Amount Paid \$
Skagit Co. Treasurer
By Deputy

By: Oliver J. Whitfield, Manager

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013551
FEB 07 2013

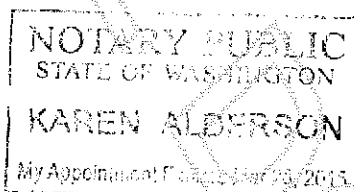
Amount Paid \$91,319.⁰⁰
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Daniel R. Mitzel and Oliver J. Whitfield are the persons who appeared before me, and said persons acknowledged that they are signed this instrument and acknowledged it as the Managers of Whitfield Mitzel LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument members

Dated: 2-7-13

Karen Alderson
Karen Alderson
Notary Public in and for the State of Washington
Residing at Bellingham, Washington
My appointment expires: 3/28/2015



LPB 10-05(i-l)



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Exhibit "A"

EXCEPTIONS:

A. Reservations contained in Deed executed by Lawrence L. Bowman and Rita M. Bowman, husband and wife, recorded October 7, 1971, under Auditor's File No. 758985, as follows:

"Excepting and reserving unto the Grantors, personally, the right to give and grant unto the Burlington Northern Railway Company the right to cross the conveyed tract of land with a railroad spur track, the construction of which shall be so limited as to not cause a change in grade of the conveyed tract of land expected to be used as roadway."

(Affects Parcel D-1)

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1
Recorded: March 13, 1978
Auditor's No: 875323
Purpose: Water line
Area Affected: Parcel D-1

C. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Miles Sand & Gravel Company
And: Whitfield-Allegre-Mitzel and Burlington Investors
Dated: December 24, 1991
Recorded: January 16, 1992
Auditor's No: 9201160083
Regarding: Road and drainage maintenance costs
Affects: Parcels A, B and C

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: December 10, 1990
Recorded: December 21, 1990
Auditor's No: 9012210053
Purpose: Underground Electric System
Area Affected: Parcel D-1

E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas
Dated: April 10, 1991
Recorded: April 17, 1991
Auditor's No: 9104170038
Purpose: Gas line easement
Area Affected: Parcel D-1



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

Binding Site Plan: Allegre/Mitzel
Recorded: January 11, 1991
Auditor's No: 9101110040

G. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington,
a municipal corporation
Dated: February 13, 2003
Recorded: February 18, 2003
Auditor's No.: 200302180036
Purpose: "...utility systems for purposes of transmission, distribution
and sale of gas and electricity..."
Area Affected: Parcel A

H. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power &
Light Co.
Dated: November 6, 2012
Recorded: November 14, 2012
Auditor's No.: 201211140061
Purpose: Right to construct, operate, maintain, repair, replace and
enlarge one or more electric transmission and/or distribution
lines and related facilities.
Affects: Parcel A

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

Name: Amended Whitfield Mitzel, LLC, Binding Site Plan
Recorded: January 22, 2013
Auditor's No.: 201301220124

Said Instrument is a re-recording of instrument recorded under Auditor's File No. 201212040067.

J. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: City of Burlington Short Plat 4-91
Recorded: January 2, 1992
Auditor's No.: 9201020049
Affects: Parcels B, D-1 and D-2



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K. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Miles Sand & Gravel Company
Recorded: January 18, 1991
Auditor's No. 9101180023
Purpose: Ingress, egress and utilities
Area Affected: Parcel D-1

L. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: David Allegre and Dan R. Mitzel, tenants-in-common and
Miles Sand & Gravel Company
Recorded: December 13, 1991
Auditor's No. 9112130029
Purpose: Ingress, egress and utilities
Area Affected: Parcels A, B, D-1 and D-2

M. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: ALTA/ACSM Land Title Survey for DVF MGMT
Corporation
Dated: January 10, 2013
Job No.: 10064 23



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