

When recorded return to:  
KCS Investment Inc.  
4824 Lookout Avenue  
Bellingham, WA 98229



201306280108

Skagit County Auditor

\$78.00

6/28/2013 Page

1 of

5

1:47PM

Recorded at the request of:

File Number: A105660

### Statutory Warranty Deed

A105660D-1  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR H.I.E. Burlington, L.L.C., a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, and as part of an IRS 1031 Tax Deferred Exchange, in hand paid, conveys and warrants to GRANTEE KCS Investment Inc., a Washington corporation the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Section 6, Township 34 North, Range 4 East; Ptn. NE 1/4 (aka Lots 1, 2 and Ptn. Lots 3 and 4, SP #4-94)

For Full Legal See Attached Exhibit "A"

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 described in Exhibit "B" attached hereto

Tax Parcel Number(s): P112022, 340406-1-005-0500

Dated 6/20/2013

H.I.E. Burlington, LLC

By: Dan R. Mitzel, Managing Member

By: Donald G. DeBode, Managing Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20132503

JUN 28 2013

STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 123,715.<sup>00</sup>  
Skagit Co. Treasurer  
By man Deputy

I certify that I know or have satisfactory evidence that Dan R. Mitzel and Donald G. DeBode are the persons who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the Managing Members of H.I.E. Burlington LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

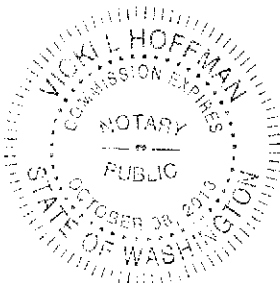
Dated: 6-26-13

Vicki L Hoffman

Notary Public in and for the State of Washington

Residing at ANACORTES

My appointment expires: 10-8-13



## EXHIBIT A

### PARCEL "A":

Lots 1, 2 and that portion of Lot 3 of City of Burlington Short Plat 4-94, approved May 16, 1995 and recorded May 24, 1995 in Book 11 of Short Plats, at pages 204 and 205, under Auditor's File No. 9505240069, being in a portion of the Northeast 1/4 of Section 6, Township 34 North, Range 4 East, W.M., described as follows:

Commencing at the Northeast corner of Lot 4 of said Short Plat; thence North 88 degrees 59'18" West, along the North line of said Lot 4, a distance of 239.06 feet to the TRUE POINT OF BEGINNING; thence North 1° 00'42" East, a distance of 150.00 feet to the South right of way line of Andis Road, as shown on said Short Plat; thence North 88° 59'18" West, along the South right of way line of Andis Road, a distance of 37.61 feet to the Northwest corner of said Lot 3; thence South 1°00'42" West, along the West line of said Lot 3, a distance of 150.00 feet to the Southwest corner thereof; thence South 88°59'18" East, along the South line of said Lot 3, a distance of 37.61 feet to the TRUE POINT OF BEGINNING.

### PARCEL "B":

That portion of Lot 4 of City of Burlington Short Plat 4-94, approved May 16, 1995 and recorded May 24, 1995 in Book 11 of Short Plats, at pages 204 and 205, under Auditor's File No. 9505240069, being a portion of the Northeast 1/4 of Section 6, Township 34 North, Range 4 East, W.M., described as follows:

Commencing at the Northeast corner of said Lot 4; thence North 88°59'18" West, along the North line thereof, a distance of 239.06 feet to the TRUE POINT OF BEGINNING; thence South 1°00'42" West, a distance of 181.20 feet to the South line of said Lot 4; thence North 88°54'58" West, along the South line thereof, a distance of 315.57 feet to the Southwest corner of said Lot 4; thence North 0°01'24" West, along the West line thereof, a distance of 63.45 feet to the Southwest corner of Lot 1 of said Short Plat; thence the following courses along the South lines of Lot 1 and Lot 2, of said Short Plat; thence South 82°24'41" East, a distance of 7.40 feet; thence North 85°47'46" East, a distance of 78.55 feet; thence North 18°39'46" East, a distance of 49.90 feet; thence South 88°59'18" East, a distance of 40.28 feet; thence South 88°59'18" East, a distance of 138.11 feet to the Southeast corner of said Lot 2; thence North 1°00'42" East, a distance of 63.52 feet to the Southwest corner of Lot 3 of said Short Plat; thence South 88°59'18" East, a distance of 37.61 feet to the TRUE POINT OF BEGINNING.



EXHIBIT B

EXCEPTIONS:

A. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington:

Recorded: April 13, 1954  
Auditor's No.: 501730

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: The City of Burlington, a municipal corporation  
Dated: June 25, 1992  
Recorded: August 28, 1992  
Auditor's No.: 9208280010  
Purpose: Utilities  
Area Affected: East 20 feet

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

Short Plat No.: BURL-4-94  
Recorded: May 24, 1995  
Auditor's No.: 9505240069

D. RESERVATION CONTAINED IN DEED:

Executed by: Daniel R. Mitzel and Patricia R. Burklund, husband and wife and SEAS, Inc., dba Simplified Exchange Accounting Systems and facilitator for Daniel R. Mitzel, as his separate property  
Recorded: January 26, 1998  
Auditor's No.: 9801260110  
As Follows: "The lots described herein will be combined or aggregated as one Lot. This Boundary Line Adjustment is not for the purpose of creating an additional building lot."

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Burlington  
Dated: October 30, 1998  
Recorded: November 5, 1998  
Auditor's No.: 9811050040  
Purpose: Storm drainage  
Area Affected: A portion of Lot 4

Said easement contains the following provision: The easement conveyed herein shall automatically terminate once the Goldenrod Storm Water Trunk Line is completed and operational.

Documentation from the City of Burlington may eliminate this paragraph.



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F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Burlington  
Dated: October 28, 1998  
Recorded: November 11, 1998  
Auditor's No.: 9811050043  
Purpose: Storm water drainage  
Area Affected: A 10 foot wide strip of land in Lots 2, 3 and 4, Short Plat No. BURL-4-94

Said easement contains the following provision: The easement conveyed herein shall automatically terminate once the Goldenrod Storm Water Trunk Line is completed and operational.

Documentation from the City of Burlington may eliminate this paragraph.

G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County  
Dated: October 28, 1998  
Recorded: November 5, 1998  
Auditor's No.: 9811050044  
Purpose: Water line purposes  
Area Affected: The North 20 feet of Lots 1 and 2, Short Plat No. BURL-4-94

H. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Burlington  
Dated: October 28, 1998  
Recorded: November 5, 1998  
Auditor's No.: 9811050045  
Purpose: Sanitary sewers and sidewalks  
Area Affected: The North 10 feet of Lots 1 and 2, Short Plat No. BURL-4-94

I. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Burlington  
Dated: October 28, 1998  
Recorded: November 5, 1998  
Auditor's No.: 9811050048  
Purpose: Storm water drainage  
Area Affected: A 10 foot wide strip of land, located in Lot 4 of Burlington Short Plat No. BURL-4-94

Said easement contains the following provision: The easement conveyed herein shall automatically terminate once the Goldenrod Storm Water Trunk Line is completed and operational.

Documentation from the City of Burlington may eliminate this paragraph.



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J. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County  
Dated: May 4, 1999  
Recorded: May 6, 1999  
Auditor's No.: 9905060002  
Purpose: Pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water  
Area Affected: The North 20 feet of Lots 1 and 2, Short Plat No. BURL-4-94, TOGETHER WITH the East 20 feet of the West 72.18 feet of the North 32 feet of said Lot 1

K. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: HIE Burlington LLC  
And: Daniel R. Mitzel, et al  
Dated: Not disclosed  
Recorded: February 6, 2007  
Auditor's No.: 200702060085  
Regarding: Ingress, Egress, Parking and Maintenance Agreement

L. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Comcast of Washington IV Inc.  
Recorded: May 23, 2008  
Auditor's No.: 200805230072  
Purpose: Broadband Communication System  
Area Affected: Portion of subject property

M. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Comcast of Washington IV, Inc.  
Recorded: May 24, 2012  
Auditor's No.: 201205240008  
Purpose: Cable Communication System  
Area Affected: Portion of real estate under search



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