



Skagit County Auditor
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\$75.00
2:05PM

Return Address:

S. George Holdings, Ltd.
5660 Yew Street
Vancouver, B.C. Canada V6M 3Y3

GUARDIAN NORTHWEST TITLE CO.

105988-2

BARGAIN AND SALE DEED

GRANTOR: SHDPR ASSOCIATES, LLC

GRANTEE: ARIEL HOLDINGS INC.

ABBREVIATED LEGAL DESCRIPTION: LOT 2, BSP No. 201208290056

ASSESSOR'S TAX PARCEL NO.: 8088-000-000-0002 (P131266)

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20134015

OCT 01 2013

Amount Paid \$ 16,915.00
By Skagit Co. Treasurer
Deputy

THE GRANTOR, SHDPR ASSOCIATES, LLC, a Washington limited liability company, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, grants, bargains, sells, conveys and confirms to ARIEL HOLDINGS INC., a Washington corporation, the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT A ATTACHED HERETO

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, will forever warrant and defend the said described real estate.

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Exhibit A

LOT 2, "COPELAND BINDING SITE PLAN" APPROVED AUGUST 21, 2012 AND RECORDED AUGUST 29, 2012 AS SKAGIT COUNTY AUDITOR'S FILE NO. 201208290056;

TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS ESTABLISHED BY DOCUMENTS RECORDED AS SKAGIT COUNTY AUDITOR'S FILE NOS. 200002160048 AND 201207060109 OVER AND ACROSS A PORTION OF LOT 2 OF SAID PLAN AS DELINEATED THEREON.

ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS PROPERTY TO THE SOUTH AS ESTABLISHED BY DOCUMENT RECORDED AS SKAGIT COUNTY AUDITOR'S FILE NO. 201207300247.

ALL OF THE ABOVE BEING A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

Subject to real estate taxes not yet due or payable and the following:

A. Easement, including the terms and provisions thereof: Grantee: The Pacific Telephone and Telegraph Company. Dated: April 13, 1927. Recorded: May 13, 1927. Auditor's No: 203678, Vol. 143 of Deeds, Page 266.

B. Matters as disclosed and/or delineated on the face of the following survey: Recorded: February 16, 2000; Auditor's No.: 200002160006

C. Access Easement Agreement, and the terms and conditions thereof between: Costco Wholesale Corporation and Copeland Lumber Yards, Inc.. dated: February 15, 2000. recorded: February 16, 2000, Auditor's No: 200002160048.

D. Condemnation by the State of Washington of rights of access to State Highway and of light, view and air, by decree entered April 26, 1973 in Skagit County Court Cause No. 33369.

E. Easement and provisions contained therein as created or disclosed Instrument: In Favor of Stanley C. Walters, Helen L. Walters, Christ for the Nations, Inc.; recorded: November 2, 1998; Auditor's No.: 9811020023.

F. Reciprocal Easement Agreement between SHDPR Associates, LLC to SHDPR Associates, LLC, dated June 28, 2012, recorded July 6, 2012 as Auditor's No.: 201207060109, as amended by document recorded as Auditor's No. 201211130158, as amended by document recorded as Auditor's No. 201310010069.

G. Reciprocal Easement Agreement between SHDPR Associates, LLC and Rowen Burlington Opco, LLC, dated June 30, 2012, recorded July 30, 2012 as Auditor's No.: 201207300247.

H. Matters as disclosed and/or delineated on the face of the following survey: Name: Copeland Binding Site Plan; Recorded: August 29, 2012; Auditor's No.: 201208290056



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I. Easement and Provisions therein: Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co. Dated: September 20, 2012. Recorded: October 01, 2012. Auditor's No.: 201210010106.

J. Easement, Including Terms and Provisions Thereof: Grantee: City of Burlington. Recorded: November 29, 2012. Auditor's No. 201211290076

K. Easement, Including Terms and Provisions Thereof: Grantee: Rowen Burlington Opco. Recorded: November 29, 2012. Auditor's No. 201211290075

L. The Terms and Provisions of the Various Easement Disclosed by the Following Described Memorandum of Easements: Recorded: November 13, 2012. Auditor's No. 201211130157. In Favor Of: Frontier Communications Northwest, Inc.; Comcast Cable Communications; Cascade Natural Gas Corporation; and Puget Sound Energy, Inc.



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