

FILED FOR RECORD AT REQUEST OF
AND WHEN RECORDED RETURN TO:

James S. Irby
Karr Tuttle Campbell
701 5th Avenue, Suite 3300
Seattle, WA 98104



Skagit County Auditor
10/31/2013 Page

1 of

\$79.00
8:11:09AM

BARGAIN AND SALE DEED

INSURED BY
CHICAGO TITLE
6200 20088

Grantor: 1600 Port Drive, LLC

Grantee: Alaska Electrical Pension Fund Real Estate Title Holding
Corporation DBA Alaska Electrical Pension Fund Real Estate
Title Holding

Abbreviated
Legal Description: Lots 20 & 22 Hopper Road Business Park Second Revised BSP

Complete legal description on Exhibit A

Assessor's Tax
Parcel Nos.: P116595 / 8025-000-022-0000 and P116593 / 8025-000-020-0000

Reference No.
(If applicable): _____

BARGAIN AND SALE DEED

The Grantor, **1600 Port Drive, LLC**, a Washington limited liability company, for good and valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, grants, bargains, sells, conveys, and confirms to **Alaska Electrical Pension Fund Real Estate Title Holding Corporation DBA Alaska Electrical Pension Fund Real Estate Title Holding**, an Alaska nonprofit corporation, the following described real estate, situated in the County of Snohomish, State of Washington:

The real property described on **Exhibit A** attached hereto, subject to the permitted exceptions described on **Exhibit B** attached hereto, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

[Remainder of page intentionally left blank]

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20134407
OCT 31 2013

Amount Paid \$ 320,405.00
Skagit Co. Treasurer
By *mem* Deputy



201310310051

This Deed may be executed in one or more counterparts, each of which shall be an original, but which together shall constitute one and the same instrument.

DATED as of October 31, 2013.

GRANTOR:

1600 PORT DRIVE, LLC, a Washington limited liability company

By: [Signature]

Name: ANDREW A. LEWIS

Title: MANAGER

STATE OF WASHINGTON)

) ss.

COUNTY OF _____)

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that said person was authorized to execute the instrument and acknowledged it as the _____ of _____, a _____, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this _____ day of _____, 2013.

*See attached
acknowledgement*

(print or type name)
NOTARY PUBLIC in and for the State of Washington,
residing at _____
My Commission expires: _____



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

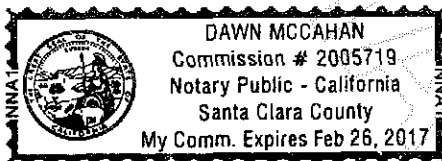
State of California

County of Santa Clara

On 10/29/2013 before me, Dawn McCahan
Date Here Insert Name and Title of the Officer

personally appeared Andrew Lewis
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

☐ Corporate Officer — Title(s): _____ ☐ Corporate Officer — Title(s): _____

☐ Individual ☐ Individual

☐ Partner — ☐ Limited ☐ General ☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact ☐ Attorney in Fact

☐ Trustee ☐ Trustee

☐ Guardian or Conservator ☐ Guardian or Conservator

☐ Other: _____ ☐ Other: _____

Signer Is Representing: _____ Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here



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EXHIBIT A
Legal Description

PARCEL A:

Lots 20 and 22, HOPPER ROAD BUSINESS PARK SECOND REVISED BINDING SITE PLAN, as recorded June 28, 2005, under Auditor's File No. 200506280192, records of Skagit County, Washington;

Situated in Skagit County, Washington

PARCEL B:

An easement for ingress, egress and utilities across the northerly portion of Lot 21 as delineated on the face of HOPPER ROAD BUSINESS PARK REVISED BINDING SITE PLAN, as recorded January 20, 2003, under Auditor's File No. 200301300162, records of Skagit County, Washington.

Situated in Skagit County, Washington



EXHIBIT B

Permitted Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: October 20, 1972
Auditor's No(s): 775651, records of Skagit County, Washington
In favor of: Seeatt Realty Company
For: Ingress and egress necessary for all lawful uses of the tract herein conveyed to the Grantee
Affects: Northerly portion of Lot 22

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those 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 applicable law, as set forth on Hopper Road Business Park Binding Site Plan:

Recording No: 200002230067

3. Covenants, conditions, restrictions, recitals, reservations, easements; easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those 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 applicable law, as set forth on Hopper Road Business Park Revised Binding Site Plan:

Recording No: 200301300162

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those 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 applicable law, as set forth on Hopper Road Business Park Second Revised Binding Site Plan:

Recording No: 200506280192

5. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: August 14, 1992
Auditor's No(s): 9208140092, records of Skagit County, Washington
In favor of: City of Burlington
For: Fire truck ingress and egress
Affects: Over and across the West 275 feet of Tract "X" of Short Plat No. BURL-1-91 (the Northerly portion of Lot 22)



6. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: January 6, 1995
Auditor's No(s): 9501060061, records of Skagit County, Washington
In favor of: Cascade Natural Gas Corporation, a Washington corporation
For: A natural gas pipeline or pipelines
Affects: The North 10 feet of Lot 22
7. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: December 20, 1994
Auditor's No(s): 9501120046, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Northerly portion of Lot 22
8. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: December 4, 1996
Auditor's No(s): 9612040091, records of Skagit County, Washington
In favor of: Public Utility District No. 1
For: Construction and maintenance of underground waterline or lines, or related underground facilities
Affects: A 20 foot wide strip of land in the Northerly portion of Lot 22
9. 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: January 30, 2003 and June 21, 2005
Auditor's No(s): 200301300163 and 200506210192, records of Skagit County, Washington
Executed By: Port of Skagit County
10. This item intentionally deleted
11. This item intentionally deleted
12. This item intentionally deleted
13. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 10, 2005
Auditor's No(s): 200510100088, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances



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14. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: January 5, 2006

Auditor's No(s): 200601050036, records of Skagit County, Washington

In favor of: Public Utility District No. 1 of Skagit County

For:

The perpetual right, privilege, and authority enabling the District to do all things necessary or proper in the construction and maintenance of a water and communication, lines or other similar public services 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 and control of water and electronic information on facilities over, across, along, in and under said premises together with the right of ingress to and egress from said lands across adjacent lands of the Grantor; also, the right to cut and/or trim all timber, trees, brush, 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 of proximity to the line.

15. Easement, including the terms and conditions thereof, disclosed by instrument(s):

Recorded: April 18, 2006

Auditor's No(s): 200604180096, records of Skagit County, Washington

In favor of: Skagit County Dike, Drainage and Irrigation Improvement District No. 12

For: Access for flood fighting and for maintenance and improvement of dikes and levees abutting or in the near vicinity of said premises

16. Matters disclosed by survey prepared by Semrau Engineering & Surveying, dated October 23, 2013, Job No. 4527E, as follows:

- A. The 1.5 foot wide extended vent hood attached to building extends 1.81 feet east of the property line.
- B. The NE corner of building located on Lot 22 encroaches over the easements shown as Exceptions 6, 7 and 8.
- C. Rights or claims of adjoining owners (Lot 21) for stormwater sewer drains and catch basins which appear to benefit and burden both the adjoining parcel and said Land, for which there is no recorded reciprocal easement agreement.

17. A leasehold estate, as disclosed by Memorandum thereof, upon and subject to all of the provisions therein contained, as created by that certain lease;

Memorandum

Dated: June 28, 2005

Recorded: June 28, 2005

Auditor's No.: 200506280198, records of Skagit County, Washington

Lessor: Panattoni Investments, LLC, a California limited liability company, Brynstad Family LLC, a Washington limited liability company and Diepenbrock Washington Holdings, LLC, a Washington limited liability company

Lessee: Advanced H2O, LLC, a Delaware limited liability company

Lease Date: The Substantial Completion Date as defined in the Lease and Construction Agreement

For a term of: 15 years



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