



201405200021

WHEN RECORDED MAIL TO:

Skagit County Auditor

\$79.00

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8 10:25AM

GLENN AMSTER, ESQUIRE
KANTOR TAYLOR NELSON EVATT & DECINA PC
901 FIFTH AVENUE, SUITE 900
SEATTLE, WA 98164

STATUTORY WARRANTY DEED

GUARDIAN NORTHWEST TITLE CO.

107126-1

Grantor: BFO Factory Shoppes, LLC, a Delaware limited liability company

Grantee: Burger Makers LLC, a California limited liability company

Abbrev.

Legal Description: Section 7, Township 34 North, Range 4 East, W.M.; portion of the NE 1/4 of the NE 1/4

Tax Account Number: 340407-1-002-0500 (P24042)

Related Documents: N/A

BFO FACTORY SHOPPES, LLC, a Delaware limited liability company, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, hereby conveys and warrants to **BURGER MAKERS LLC, a California limited liability company**, the real property, situated in Skagit County, Washington, described below and SUBJECT TO those matters set for on Exhibit 1 attached hereto, by this reference incorporated herein as if fully set forth.

LOT 1 OF BURLINGTON SHORT PLAT NO. 1-92, APPROVED JULY 18, 1989 AND RECORDED JULY 27, 1992 IN VOLUME 10 OF SHORT PLATS, PAGE 105, AS AUDITOR'S FILE NO. 9207270058, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THE SOUTH 13 FEET OF SAID LOT 1;

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS A PORTION OF LOT 3 OF SAID SHORT PLAT AS DELINEATED THEREON AND SHOWN AS INCLUDING THAT CERTAIN EASEMENT RECORDED AS AUDITOR'S FILE NO. 8811230048;

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

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20141708
MAY 20 2014

Amount Paid \$12,465.⁰⁰
Skagit Co. Treasurer
By *man* Deputy

GRANTOR'S SIGNATURE PAGE FOR STATUTORY WARRANTY DEED

DATED 5-15-2014

BFO Factory Shoppes, LLC
a Delaware limited liability company

By: Horizon Group Properties, L.P.,
a Delaware limited partnership]
Its: Member

By: Horizon Group Properties, Inc.,
a Maryland corporation
Its: General Partner

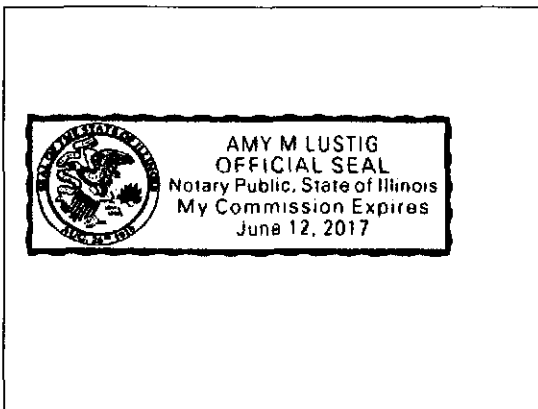
By: [Signature]
Name: Gary Skoien
Title: CEO

STATE OF ILLINOIS)
)ss.

COUNTY OF COOK)

I certify that I know or have satisfactory evidence that Gary Skoien 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 CEO of Horizon Group Properties, Inc., a Maryland corporation, the general partner of Horizon Group Properties, L.P., a Delaware limited partnership, the member of of BFO Factory Shoppes, LLC, a Delaware limited liability company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: 5-15-2014



[Signature]
Print Name: Amy M. Lustig
Residing at: 9210 S. 83rd St Hickory Hills, IL
My appointment expires: 6-12-2017 60957



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EXHIBIT 1

1. Municipal assessments, if any, levied by the City of Burlington.
2. General Taxes for the year 2014.

Tax Account No.: 340407-1-002-0500 (P24042)

Amount Billed:	\$	14,145.23
Amount Paid:	\$	7,072.67
Amount Due:	\$	7,072.66
Assessed Land Value:	\$	
Assessed Improvement Value:	\$	

3. Any tax, fee, assessment or charge as may be levied pursuant to the terms of that Declaration recorded as Auditor's File No. 8907170073.
4. Unrecorded leaseholds, if any, rights of vendors and chattel mortgagees of personal property, and rights of tenants to remove trade fixtures at the expiration of term.
5. Unrecorded lease and the terms and conditions thereof:

Lessor:	First Horizon Group Limited Partnership
Lessee:	The Gap, Inc.
Dated:	January 28, 1998
Term:	undisclosed
Disclosed by:	Second Memorandum of Lease recorded as Auditor's File No. 200111060054

6. Easement, including terms and provisions thereof:

Grantee:	The City of Burlington
Recorded:	September 24, 1985
Auditor's No.:	8509240002
Purpose:	Utility purposes
Area Affected:	Easterly portion of the subject property

7. Easement, including terms and provisions thereof:

Grantee:	Public Utility District No. 1
Recorded:	July 31, 1989
Auditor's No.:	8907310011
Purpose:	Water pipelines and related facilities
Area Affected:	A 25-foot wide strip of land



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8. Easement, including terms and provisions thereof:

Grantee: Public Utility District No. 1
Recorded: December 11, 1989
Auditor's No.: 8912110032
Purpose: Water pipelines and related facilities
Area Affected: A-25 foot wide strip of land

9. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey:

Name: Burlington Short Plat No. Burl-1-92
Recorded: July 27, 1992
Auditor's No.: 9207270058

10. Said Short Plat corrects Burlington Short Plat No. Burl-4-88 recorded as Auditor's File No. 8912290085.

11. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin:

Recorded: July 17, 1989
Auditor's No.: 8907170073
Executed By: MG Burlington Limited Partnership, et al

Said instrument was amended and partially replaced by document recorded as Auditor's File No. 200205030134.

12. Easement, including terms and provisions thereof:

Grantee: City of Burlington
Recorded: October 29, 1985
Auditor's No.: 8510290029
Purpose: Utilities
Area Affected: Easement to subject property

13. Easement, including terms and provisions thereof:

Grantee: The City of Burlington
Recorded: August 15, 1986
Auditor's No.: 8608150057
Purpose: Utilities and roadway
Area Affected: Easement to subject property



14. Easement, including terms and provisions thereof:

Grantee: City of Burlington
Recorded: November 25, 1986
Auditor's No.: 8611250003
Purpose: Utilities and roadway
Area Affected: Easement to subject property

15. Easement, including terms and provisions thereof:

Grantee: City of Burlington
Recorded: April 9, 1984
Auditor's No.: 8704090044
Purpose: Utilities and roadway
Area Affected: Easement to subject property

16. Easement, including terms and provisions thereof:

Grantee: City of Burlington
Recorded: April 9, 1987
Auditor's No.: 8704090044
Purpose: Utilities and roadway
Area Affected: Easement to subject property

17. Easement, including terms and provisions thereof:

Grantee: Lee Ambers
Recorded: July 15, 1987
Auditor's No.: 8707150029
Purpose: Ingress and egress
Area Affected: Easement to subject property

Said Easement was amended by document recorded as Auditor's File No. 8907200021.

18. Easement, including terms and provisions thereof:

Grantee: W.I.M. Goodrick, et ux
Recorded: November 23, 1988
Auditor's No.: 8811230047
Purpose: Sanitary sewer and storm sewer
Area Affected: Easement to subject property



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19. Declaration of easement, including the terms and provisions thereof:

Recorded: November 23, 1988
Auditor's No.: 8811230048
Purpose: Ingress, egress and utilities
Area Affected: Easement to subject property

20. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey:

Name: Boundary Line Adjustment Survey
Recorded: November 15, 1988
Auditor's No.: 8811150002

21. Easement, including terms and provisions thereof:

Grantee: Puget Sound Power & Light Co
Recorded: July 5, 1989
Auditor's No.: 8907050033
Purpose: Electric lines and appurtenances
Area Affected: Easement to subject property

22. Easement, including terms and provisions thereof:

Grantee: City of Burlington
Recorded: July 17, 1989
Auditor's No.: 8907170072
Purpose: Sewer lines
Area Affected: Easement to subject property

23. Easement, including terms and provisions thereof:

Grantee: City of Burlington
Recorded: December 5, 1989
Auditor's No.: 8912050040
Purpose: Sewer lines
Area Affected: Easement to subject property



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24. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey:

Name: Survey
Recorded: June 11, 1992
Auditor's No.: 9206110001

25. Easement, including terms and provisions thereof:

Grantee: City of Burlington
Recorded: September 13, 2013
Auditor's No.: 201309130059
Purpose: Intersection Improvement
Area Affected: Easement to subject property and North line of subject property

26. Supplemental Easement and Covenant Agreement by and between Burger Makers, LLC, as Grantor to BFO Factor Shoppes, LLC, as grantee to be recorded simultaneously with this Deed.



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