



201501160128

When recorded return to:  
Watson Properties, L.P.  
820 2nd Avenue  
Mount Vernon, WA 98273

Skagit County Auditor

\$75.00

1/16/2015 Page

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4 3:46PM

Recorded at the request of:  
Guardian Northwest Title  
File Number: 108560

## Statutory Warranty Deed

108560

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR DACODO 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 Watson Properties, a Washington Limited Partnership the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Parcel E City of Burlington BSP B-D-M

Tax Parcel Number(s): P122963, 8057-000-005-0000

An undivided 23.3% interest in the following described property:

Parcel "E" of City of Burlington Binding Site Plan labeled "B-D-M Binding Site Plan", approved May 23, 2005 and recorded May 26, 2005, as Skagit County Auditor's File No. 200505260114;

TOGETHER WITH a non-exclusive easement for ingress, egress, parking and utilities as described in Declaration of Temporary Easements/Cross Easements recorded under Auditor's File No. 200510180088.

AND TOGETHER WITH an easement for gas utility line and for ingress, egress and utilities as conveyed under Auditor's File No. 200712260053.

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

1-13-15

DACODO LLC, a Washington Limited Liability Company

By: Dan R. Mitzel, Co-Managing Member

By: Colonial F. Betz, Co-Managing Member

COUNCIL

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2015173

JAN 16 2015

STATE OF

Washington

COUNTY OF

Skagit

SS:

I certify that I know or have satisfactory evidence that Dan R. Mitzel and Colonial F. Betz is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the Co-Managing Members of Dacodo LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated:

1/13/15

Patricia A Burkland

Notary Public in and for the State of

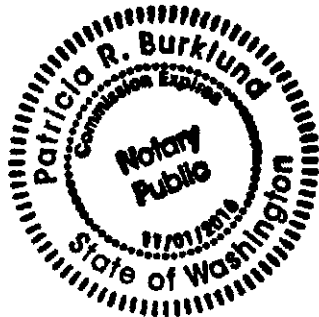
Washington

Residing at

Burlington

My appointment expires:

1/1/2016



## Exhibit A

### EXCEPTIONS:

#### A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: The Pacific Telephone and Telegraph Company  
Dated: April 8, 1927  
Recorded: May 13, 1927  
Auditor's No.: 203675  
Purpose: The right to place and maintain one anchor with the necessary wires and fixtures thereon, and to keep same free from foliage  
Area Affected: Not disclosed

#### B. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company  
Dated: June 14, 1988  
Recorded: June 20, 1988  
Auditor's No.: 8806200041  
Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.  
Affects: Parcels B, D and E of Binding Site Plan

#### C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Burlington, a Municipal Corporation  
Dated: July 6, 2000  
Recorded: January 19, 2001  
Auditor's No.: 200101190085  
Purpose: Slope and Road Improvement  
Area Affected: Parcels A, B and F of Binding Site Plan

Said instrument is a re-recording of instrument recorded under Auditor's File No. 200011210097.

#### D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.  
Dated: March 16, 2005  
Recorded: March 21, 2005  
Auditor's No.: 200503210116  
Purpose: "...utility systems for purposes of transmission, distribution and sale of electricity..."  
Area Affected: Ten (10) foot wide portions of the subject property

Guardian Northwest Title and Escrow, Agent for  
First American Title Insurance Company



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

Binding Site Plan B-D-M Binding Site Plan  
Recorded: May 26, 2005  
Auditor's No.: 200505260114

F. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: October 18, 2005  
Auditor's No.: 200510180088  
Purpose: Ingress, egress, parking and utilities  
Area Affected: Not disclosed

G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1  
Dated: November 22, 2005  
Recorded: December 8, 2005  
Auditor's No.: 200512080035  
Purpose: Non-exclusive utility easement  
Area Affected: A 20 foot strip of the subject property

H. WATER SERVICE CONTRACT INCLUDING THE TERMS AND PROVISIONS THEREOF:

Between: Public Utility District No. 1 and Dacodo, LLC  
Dated: May 10, 2006  
Recorded: May 16, 2006  
Auditor's No.: 200605160049  
Regarding: Terms, Provisions and Costs of water service

I. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: March 10, 1982  
Auditor's No.: 8203100011  
Regarding: Written Order #191-B - School bus shelter

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

(Location unknown)

J. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: January 6, 2006  
Recorded: January 13, 2006  
Auditor's No.: 200601130144  
Executed By: BDM L.L.C., a Washington limited liability company

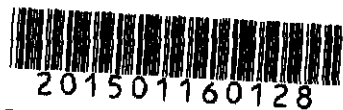
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K. Terms and Provisions of Beneficial Non-Exclusive Easement as conveyed under Auditor's File  
No. 200712260053.

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