

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

Recorded at the request of:
Guardian Northwest Title
File Number: 108559



201505070068

Skagit County Auditor

\$75.00

5/7/2015 Page

1 of

4 1:55PM

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR CWS Burlington, L.L.C., 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 D City of Burlington BSP B-D-M

Tax Parcel Number(s): P122962, 8057-000-004-0000

An undivided 23.3% interest in the following described property:

Parcel "D" 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

5-1-15

CWS Burlington, LLC

By: Dan Mitzel, Managing Member

By: Colonel Betz, Managing Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20151589

MAY 07 2015

Amount Paid \$43,552.10

By Skagit Co. Treasurer Deputy

STATE OF

COUNTY OF

WA

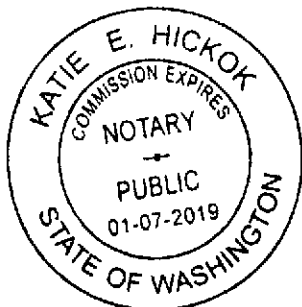
Skagit

SS:

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

Dated:

5-6-15



Notary Public in and for the State of

Residing at

My appointment expires:

WA

Skagit Mount Vernon

1-19

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

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: Twenty (20) foot strips of the subject property

H. 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)

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

Dated: January 7, 2006
Recorded: January 13, 2006
Auditor's No.: 200601130144
Executed By: BDM L.L.C.

J. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:	Public Utility District No. 1 of Skagit County, Washington
Recorded:	April 29, 2010
Auditor's No.	201004290031
Purpose:	Utility lines
Area Affected:	portion of subject property

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