

When recorded return to:
Grandview North LLC
P.O. Box 159
Arlington, WA 98223

Recorded at the request of:

File Number: 109318



201505290059

Skagit County Auditor

5/29/2015 Page

1 of

\$74.00

3 10:44AM

Statutory Warranty Deed

109318-
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Huston Properties, 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 GRANTEE Grandview North, LLC the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Ptn. Tract 49 Burlington Acreage, aka Tract 2 Short Plat 40-77

For Full Legal See Attached Exhibit "A"

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 described in Exhibit "B" attached hereto

Tax Parcel Number(s): P62634, 3867-000-049-1700

Dated 5/28/15

Huston Properties, LLC

By: Joel Doornenbal, Authorized Agent

By: Constance Doornenbal, Authorized Agent

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20151936
MAY 29 2015

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 3921.00
Skagit Co. Treasurer
By [Signature] Deputy

I certify that I know or have satisfactory evidence that Joel Doornenbal and Constance Doornenbal is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the Authorized Agents of Huston Properties LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 5/28/15

[Signature]
Katie Hickok

Notary Public in and for the State of Washington

Residing at , Washington

My appointment expires: 1/07/2019

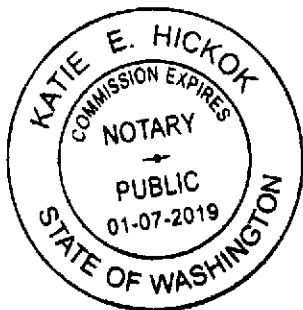


EXHIBIT A

Tract 2 of Skagit County Short Plat No. 40-77, approved July 20, 1977 and recorded July 21, 1977 in Book 2 of Short Plats, page 88, under Auditor's File No. 861106, being a portion of Tract 49, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington;

TOGETHER WITH an undivided 1/3 interest in the following described tract:

That portion of the South 332 feet of Tract 49, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, lying within a strip of land 25 feet in width, the Easterly line of which is contiguous to the following described right-of-way line:

Beginning at a point opposite Highway Engineer's Station 330 + 50, on the centerline survey of State Highway Route No. 5, Skagit River to Junction SR 20 and 175 feet Westerly therefrom; thence Northeasterly to a point opposite Highway Engineer's Station 334 + 93.95 on said centerline survey and 119.51 feet Westerly therefrom and the end of this right-of-way line description.

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across that portion of the above noted Short Plat shown as "Brady Lane", on the face thereof, EXCEPT that portion thereof lying within the main tract above described.

Exhibit B

EXCEPTIONS:

A. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington:

Recorded: August 19, 1954, March 29, 1972 and July 31, 1978
Auditor's No.: 505354, 766261 AND 884556

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: State of Washington
Recorded: March 30, 1972
Auditor's No.: 766262
Purpose: Construction of access road and relocation of water lines
Area Affected: Nardone Court

C. 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: Short Plat 40-77
Recorded: July 21, 1977
Auditor's No.: 861106

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation, its successors and assigns
Recorded: August 9, 1988
Auditor's No.: 8808090026
Purpose: Pipeline or pipelines for the transportation of oil, gas and the products thereof
Area Affected: A portion of the subject property

E. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: Tract 3 of Short Plat 40-77
Recorded: May 31, 1989
Auditor's No.: 8905310023
For: Ingress, egress and utilities
Affects: Nardone Court