



201510080090

AFTER RECORDING RETURN TO:

Skagit County Auditor

\$74.00

10/8/2015 Page

1 of

3 3:28PM

BOH Portfolio Preservation JV Associates, LLC
2223 112TH Avenue NE, Suite 102
Bellevue, Washington 98004
Attention: President

CHICAGO TITLE (Space Above Line for Recorder's Use Only)

020019854

WARRANTY DEED

Grantor: Norris Place Limited Partnership

Grantee: BOH Portfolio Preservation Associates, LLLP

Abbreviated
Legal Description: Official legal description attached as Exhibit A.
LOT 2 BURLINGTON SHORT PLAT NO. BURL-1-95

Assessor's Tax
Parcel ID#: P62646

THE GRANTOR, NORRIS PLACE LIMITED PARTNERSHIP, a Washington limited partnership, for and in consideration of \$10.00 cash in had paid and other good and valuable consideration, hereby conveys and warrants to BOH Portfolio Preservation Associates, LLLP, as Grantee, the real estate, situated in Skagit County, State of Washington, legally described in the attached Exhibit A, by this reference incorporated herein.

DATED as of this 8th day of October, 2015

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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 4125
OCT 08 2015

Amount Paid \$ 45,448.40
Skagit Co. Treasurer
By *mm* Deputy

GRANTOR:

Norris Place Limited Partnership,
a Washington limited partnership

By: Manor Properties, L.L.C.,
a Washington limited liability company

By: 
Robert H. Ruby, Member


STATE OF WASHINGTON

ss.

COUNTY OF ~~SKAGIT~~ King

I certify that I know or have satisfactory evidence that Robert H. Ruby are/is the person who appeared before me, and acknowledged signing this instrument, and on oath stated that he/she/they is/are authorized to execute the instrument and acknowledged it as a Member of the General Partner of Norris Place, L.P., a Washington limited partnership, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 10/7/15


Notary Public:

Notary Public in and for the State of Washington

Residing at same

My appointment expires: 10/19/16

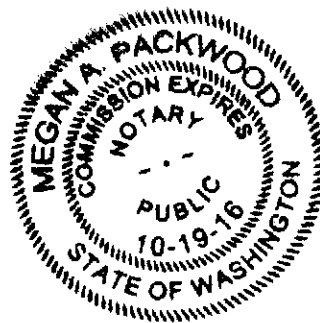


EXHIBIT A

Legal Description

LOT 2 OF BURLINGTON SHORT PLAT NO. BURL-1-95, AS APPROVED MARCH 28, 1995, AND RECORDED APRIL 20, 1995, IN VOLUME 11 OF SHORT PLATS, PAGES 194 AND 195, UNDER AUDITOR'S FILE NO. 9504200032, RECORD, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTH HALF OF THE WEST HALF OF TRACT 50, PLAT OF THE BURLINGTON ACREAGE PROPERTY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON.

FURTHER DESCRIBED AS:

COMMENCING AT A ENCASED MONUMENT AT THE INTERSECTION OF W. FAIRHAVEN AVE AND HULBUSH LN; THENCE N 88°25'56" W 965.42 FEET TO A ENCASED MONUMENT AT THE INTERSECTION OF W. FAIRHAVEN AVE AND S. NORRIS ST.; THENCE ALONG THE CENTERLINE OF S. NORRIS ST. S 2°08'45" W 647.76 FEET TO THE EXTENSION OF THE NORTH LINE OF TRACT 50, PLAT OF BURLINGTON ACREAGE PROPERTY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE S 88°13'06" E 30.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT 50 AND THE POINT OF BEGINNING; THENCE ALONG THE WEST LINE OF SAID TRACT 50, S 2°08'45" W 30.00 FEET; THENCE PARALLEL TO THE NORTH LINE OF SAID TRACT 50, S 88°13'06" E 222.77 FEET; THENCE S 2°03'45" W 279.35 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID TRACT 50; THENCE S 88°06'41" E 400.00 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF SAID NORTH HALF OF SAID TRACT 50; THENCE N 2°11'36" E 310.10 FEET TO THE NORTHEAST CORNER OF SAID WEST HALF OF SAID NORTH HALF OF SAID TRACT 50; THENCE ALONG THE NORTH LINE OF SAID TRACT 50, N 88°13'06" W. 623.04 FEET TO THE POINT OF BEGINNING.
SITUATED IN SKAGIT COUNTY, WASHINGTON.

PARCEL A-1:

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS CREATED BY AND PURSUANT TO THE BURLINGTON SHORT PLAT NO. BURL-1-95, RECORDED UNDER AUDITOR'S FILE NO. 9504200032, OVER THE SOUTH 30 FEET OF LOT 1 OF SAID SHORT PLAT.

PARCEL A-2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS CREATED BY AND PURSUANT TO THE BURLINGTON SHORT PLAT NO. BURL-1-95, RECORDED UNDER AUDITOR'S FILE NO. 9504200032, AND AS AMENDED BY AMENDMENTS TO DECLARATION OF EASEMENTS RECORDED UNDER AUDITOR'S FILE NOS. 9903020075 AND 200608160154, OVER THAT PORTION OF THE 55 FOOT EASEMENT DESIGNATED THEREIN WHICH LIES WITHIN THE NORTH 25 FEET OF LOT 1 OF SAID SHORT PLAT.

ALL SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.