

AFTER RECORDING RETURN TO:

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



201510080091

Skagit County Auditor

\$74.00

10/8/2015 Page

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3 3:28PM

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

620019855

WARRANTY DEED

Grantor: Fairhaven Manor Limited Partnership
Grantee: BOH Portfolio Preservation Associates, LLLP
Abbreviated
Legal Description: Official legal description attached as Exhibit A.
PTN TRACT 43 BURLINGTON ACREAGE
Assessor's Tax
Parcel ID#: P62559 AND P95540

THE GRANTOR, FAIRHAVEN MANOR 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

[remainder of page intentionally blank]

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20154126
OCT 08 2015

Amount Paid \$ 38,854.39
Skagit Co. Treasurer
B. *man* Deputy

GRANTOR:

Fairhaven Manor 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 Fairhaven Manor, 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 Seattle

My appointment expires: 6/19/16



EXHIBIT A

Legal Description

The West Half of the North Half of the East Half of Lot 43, PLAT OF THE BURLINGTON ACREAGE PROPERTY, according to the plat thereof recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington;

EXCEPT the two following described tracts:

- 1. Beginning at the Southwest corner of the East Half of the North Half of said Tract 43; Thence North along the West line of said East Half of the North Half 18.4 feet; Thence East, 311.5 feet; Thence South 19.3 feet to the South line of said East Half of the North Half; Thence West along the South line of said East Half of the North Half, 311.5 feet to the point of beginning.**
- 2. The Easterly 25 feet thereof as conveyed to the City of Burlington for road purposes by Deeds recorded December 28, 1955 and September 13, 1977, under Auditor's File Nos. 529242 and 864623, records of Skagit County, Washington, respectively.**

Further described as: commencing at a encased monument at the intersection of W Fairhaven Ave. and s Norris St; thence s 88°25'56" e 965.42 feet to a encased monument at the intersection of w Fairhaven Ave. and Hulbush LN, said point being on the extension of the east line of the west half of the north half of the east half of lot 43, plat of the Burlington acreage property, according to the plat thereof recorded in volume 1 of plats, page 49, records of Skagit County, Washington; thence along said east line, s 2°14'21" w 321.39 feet to a point 19.30 feet north of the southeast corner of the west half of the north half of the east half of said lot 43; thence n 88°29'27" w 25.00 feet to the west line of Hulbush LN and the point of beginning; thence continuing n 88°29'27" w 286.57 feet to a point on the west line of said west half, said point being 18.40 feet north of the southwest corner of said west half of the north half of the east half of said lot 43; thence n 2°11'34" e 291.70 feet to the northwest corner of said west half and the south line of W. Fairhaven Ave; thence along said south line, s 88°25'56" e 286.80 feet to the west line of Hulbush Ln; thence s 2°14'21" w 291.41 feet to the point of beginning;

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.