



201512240013

When recorded return to:
 Skagit Transit System
 600 County Shop Lane
 Burlington, WA 98233
 Dale O'Brien- General Manager

Skagit County Auditor \$77.00
 12/24/2015 Page 1 of 5 9:21AM

Filed for record at the request of:



CHICAGO TITLE
 COMPANY OF WASHINGTON

425 Commercial St
 Mount Vernon, WA 98273

CHICAGO TITLE

620024668

20155200
 SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX

Escrow No.: 620024668

Tax Parcel Number(s) P121434/350334-4-004-0200
 P121435 / 350334-4-001-0100

DEC 24 2015

STATUTORY WARRANTY DEED

Amount Paid \$ 0
 Skagit Co. Treasurer
 By Deputy

THE GRANTOR(S) Bay Ridge Park, LLC, a Delaware limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Skagit Transit System, a Washington Municipal Corporation

the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: PTN E/2 SE, 34-35-03

PARCEL A:

All that portion of the East Half of the Southeast Quarter of Section 34, Township 35 North, Range 3 East of the Willamette Meridian, being more particularly described as follows:

Commencing at the Southeast corner of Section 34, Township 35 North, Range 3 East of the Willamette Meridian;
 Thence North 88°20'14" West along the South line of said Section 34, a distance of 645.76 feet, more or less, to the Northerly extension of the centerline of a 60.00 foot easement as shown on Skagit County Short Plat No. 96-012, approved October 2, 1996, and recorded in Auditor's File No. 9610110054, records of Skagit County, Washington, in Book 12 of Short Plats, at page 155, records of Skagit County, Washington;
 Thence North 1°27'22" East, a distance of 1,041.74 feet;
 Thence North 88°20'48" West, a distance of 30.00 feet to the true point of beginning;
 Thence continue North 88°20'48" West, a distance of 645.96 feet to the West line of the Southeast Quarter of the Southeast Quarter of said Section 34;
 Thence North 1°27'22" East along said line a distance of 500.00 feet;
 Thence South 88°20'48" East a distance of 645.96 feet;
 Thence South 1°27'22" West a distance of 500.00 feet to the true point of beginning.

Situated in Skagit County, Washington.

PARCEL B:

A non-exclusive easement for ingress, egress and utilities over, under and across the following described parcel of land:

Commencing at the Southeast corner of Section 34, Township 35 North, Range 3 East of the Willamette Meridian;
 Thence North 88°20'14" West along the South line of said Section 34, a distance of 645.76 feet, more or less, to the Northerly extension of the centerline of a 60.00 foot easement as shown on Skagit County Short Plat No. 96-012, approved October 2, 1996, and recorded in Auditor's File No. 9610110054, records of Skagit County, Washington, in Book 12 of Short Plats, at page 155, records of Skagit County, Washington;
 Thence North 1°27'22" East, a distance of 1,041.74 feet;

STATUTORY WARRANTY DEED
(continued)

Thence North 88°20'48" West, a distance of 30.00 feet to the true point of beginning;
Thence South 1°27'22" West a distance of 986.65 feet to the beginning of a tangent curve to the right having a radius of 25.00 feet;
Thence along the arc of said curve, passing through a central angle of 90°12'24", an arc distance of 39.36 feet to the point which lies 30.00 feet, when measured at a right angle, from the South line of said Section 34;
Thence South 88°20'14" East parallel to the South line of said Section 34, a distance of 110.00 feet to the beginning of a tangent curve having a radius of 25.00 feet, the center of which bears North 01°39'46" East;
Thence Northwesterly along the arc of said curve, passing through a central angle of 89°47'36", a distance of 39.18 feet;
Thence North 01°27'22" East a distance of 1,078.60 feet to the beginning of a non-tangent curve having a radius of 48.00 feet, the center of which bears South 51°10'51" East;
Thence Northeasterly along the arc of said curve, passing through a central angle of 31°37'02", a distance of 26.49 feet to a point of reverse curvature;
Thence Northerly along the arc of said curve, passing through a central angle of 161°29'44", a distance of 146.57 feet to the end of said curve;
Thence North 88°20'48" West a distance of 60.00 feet to a point lying North 01°27'22" East from the true point of beginning;
Thence South 1°27'22" West a distance of 207.93 feet to the true point of beginning.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P121434 / 350334-4-004-0200, P121435 / 350334-4-001-0100.

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: December 21, 2015

Bay Ridge Park, LLC, a Delaware limited liability company

BY: Maxine N. Dunitz

Maxine N. Dunitz, Trustee of the Maxine Dunitz Trust established July 4, 1996, under the Maxine and Gerald Dunitz Trust u/d/t June 3, 1982, its Manager

State of California

County Los Angeles of Los Angeles

I certify that I know or have satisfactory evidence that Maxine N. Dunitz

~~(s)~~are the person~~(s)~~ who appeared before me, and said person acknowledged that ~~(he/she/they)~~ signed this instrument, on oath stated that ~~(he/she/they)~~ was authorized to execute the instrument and acknowledged it as the Trustee of Maxine Dunitz Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: December 22, 2015

Roy Dubos
Name: Roy Dubos
Notary Public in and for the State of California
Residing at: Los Angeles CA
My appointment expires: 01-21-18

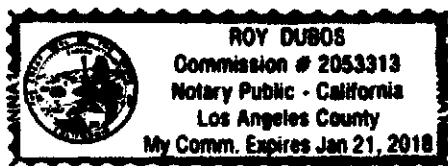


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: March 29, 2001
Auditor's No(s).: 200103290005, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County
For:
The perpetual right, privilege, and authority enabling the District to do all things necessary or proper in the construction and maintenance of a water line, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or line, along with necessary appurtenances for the transportation of water over, across, along, in and under the following described lands and premises;

TOGETHER WITH the right of ingress to and egress from said lands across adjacent lands of the Grantors; ALSO, the right to cut and/or trim all brush, timber, trees or other growth standing or growing upon the lands of the Grantors which, in the opinion of the District, constitutes a menace or danger to said line or to persons or property by reason of proximity to the line.
2. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: February 19, 2004
Auditor's No(s).: 200402190088, records of Skagit County, Washington
In favor of: Bouslog Investments LLC and JBK Investments, LLC
For: Utilities and Stormwater
Affects: West 20 feet of said premises
3. Exceptions and reservations as contained in instrument;
Recorded: February 19, 2004
Auditor's No.: 200402190088, records of Skagit County, Washington
Executed By: Bouslog Investments, LLC and JBK Investments, LLC
As Follows: The grantors here reserve for the benefit of Parcel "A" described on a concurrently executed and recorded boundary line adjustment the right to relinquish the cul-de-sac at the North end of the hereinabove described 60 foot wide easement for ingress, egress and utilities without further approval from the then owners of the hereinabove described Parcel "b" upon the extension of said 60-foot wide easement and adjoining 7-foot wide utility easement to at least the North line of said Parcel "b" extended Easterly
4. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: February 19, 2004
Auditor's No(s).: 200402190088, records of Skagit County, Washington
Executed By: Bouslog Investments LLC and JBK Investments LLC
As Follows: The above described property will be combined or aggregated as a single lot owned by the purchaser. This boundary adjustment is not for the purpose of creating an additional building lot.
5. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: December 8, 1997
Auditor's No(s).: 9712080099, records of Skagit County, Washington
Executed By: John Bouslog, et al
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Port of Skagit County
Purpose: Avigation
Recording Date: April 13, 2004
Recording No.: 200404130099 being a re-recording of 200404120181
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

EXHIBIT "A"

Exceptions
(continued)

- Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: April 26, 2004
Recording No.: 200404260131
8. Protected Critical Area Site Plan including the terms, covenants and provisions thereof
Recording Date: February 8, 2007
Recording No.: 200702080071
9. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey prepared by Pertee Inc., dated September 8, 2015, Job No. 20110075.015
- Matters shown:
- Fences along the northerly, westerly and southerly boundaries do not coincide with the lot lines.