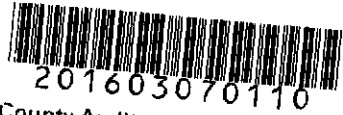


When recorded return to:
Burlington Hill Holdings II, LLC
21606 Alderbrook Lane
Mount Vernon, WA 98274

Recorded at the request of:

File Number: 110605



Skagit County Auditor
3/7/2016 Page

1 of

8 3:37PM

\$80.00

Statutory Warranty Deed

110605
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR George Leo Wolden Trustee of the Wolden Charitable Trust dated September 24, 2010 for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **GRANTEE** Burlington Hill Holdings II, a Washington limited liability company, the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Portion of Tract 19 of Burlington Acreage Property and easements over portions of Tracts 10, 18, 19 and 20 of said plat

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): P102189, 3867-000-010-0600, P62325, 3867-000-010-0103

Dated 3-4-16

Wolden Charitable Trust dated September 24, 2010

George Wolden
By: George Wolden, Trustee

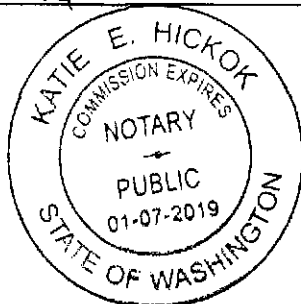
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20160731
MAR 07 2016

Amount Paid \$ 3,209.00
Skagit Co. Treasurer
By Mdm Deputy

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that George Wolden is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Trustee of Wolden Charitable Trust dated September 24, 2010, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 3-4-16



[Signature]
Notary Public in and for the State of Washington
Residing at , Washington
My appointment expires: 1-7-19

EXHIBIT A

Parcel One:

Tract 19, "Plat of the Burlington Acreage Property" as per plat recorded in Volume 1 of Plats page 49, records of Skagit County, Washington.

TOGETHER WITH that portion of vacated Anacortes Street appurtenant thereto.

EXCEPT the 3 following described portions thereof:

- 1) Parcel "B" of Survey recorded February 6, 1980 as Skagit County Auditor's File No. 8002060006.
- 2) That portion of said Tract 19 lying Westerly of the following described line: Begin at the North 1/4 corner of Section 32, Township 35 North, Range 4 East, W.M.; thence South 0°35'18" West along the North/South center line of Section 32, a distance of 1,983.22 feet; thence South 89°24'18" West a distance of 1,290.62 feet to the True Point of Beginning of this line description; thence North 0°37'03" East a distance of 150 feet; thence North 45°37'03" East a distance of 212.13 feet; thence North 0°37'03" East to the North line of said Tract 19, the terminus of this line description.
- 3) Beginning at the North 1/4 corner of Section 32 Township 35 North, Range 4 East, W.M.; thence South 0°35'18" West a distance of 1,627.83 feet; thence South 89°19' West a distance of 592.46 feet to the true point of beginning; thence South 89°19' West a distance of 168.21 feet; thence South 0°41' East a distance of 299.18 feet; thence North 89°19' East a distance of 168.21 feet; thence North 0°41' West a distance of 299.18 feet to the true point of beginning. (Said parcel being sometimes referred to as Tract "A" of an unrecorded survey.)

Parcel Two:

A non-exclusive easement for ingress, egress and utilities over, across and under that certain 60-foot wide strip of land delineated on Survey recorded February 6, 1980 as Auditor's File No. 8002060006 and re-delineated as "Hendricks Place" on Skagit County Short Plat No. 13-84, approved May 6, 1985 and recorded May 7, 1985 as Auditor's File No. 8505070009; all lying within Tracts 19 and 20 of the "Plat of the Burlington Acreage Property", recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington.

Said Easement being appurtenant to Parcel One.

Parcel Three:

A non-exclusive easement for ingress, egress and utilities over, across and under that portion of the following described 60-foot wide strip of land lying within those portions of Tracts "A" and "B" of Skagit County Short Plat No. 13-84, approved May 6, 1985 and recorded May 7, 1985 as Auditor's File No. 8505070009 lying within Tract 10 of the "Burlington Acreage Property", as per plat recorded in Volume 1 of Plats, Page 49, records of Skagit County, Washington:

The centerline of this 60-foot wide strip of land is described as follows: Begin at a point on the West line of Bella Vista Lane in the "Plat of Tinas Coma", recorded as Skagit County Auditor's File No. 200008110004 at the Southeasterlymost point of Lot 30 of said Plat which is on the West line of said Bella Vista Lane; thence Southeasterly along the West line of said Bella Vista Lane to a point on a line 30 feet Southeasterly of and concentric to the curve which is the Southeasterly line of said Lot 30, said point being the True Point of Beginning of this centerline description; thence Southwesterly along said concentric line to its intersection with a line parallel with and 30 feet Southerly of the South line of said Lot 30; thence Westerly along said parallel line and its Westerly extension, if necessary, to the intersection with the centerline of an existing roadway lying within this 60-foot wide strip of land; thence continue Westerly, Southerly, Westerly and Northwesterly to its intersection with the Easterly line of the 30-foot wide road easement delineated on the face of said Short Plat No. 13-84; thence North 14°39'36" West (North 16°16" West) along said Easterly line to a point 30 feet Southeasterly of an angle point on said Easterly line; thence West to a point on a line delineated on said Short Plat as being parallel with and 10 feet Easterly of the Easterly line of Tract "B" of said Short Plat; thence Southwesterly along said parallel line to its intersection with the Easterly extension of the South line of said Tract "B"; from said point of intersection said parallel line becomes the centerline of the 60-

foot wide road and utility easement delineated on said Short Plat as a Northerly extension of Hendricks Place; thence continue Southwesterly along said centerline to the South line of said Tract "A", the terminus of this 60-foot wide strip of land.

If the centerline of the existing roadway reference at the beginning of this centerline description is more than 30 feet Southerly of the Southeasterly and Southerly lines of Lot 30 then the centerline of this 60-foot wide strip of land shall follow said existing centerline in lieu of the 30-foot concentric and parallel lines described above.

Said Easement is appurtenant to Parcel One.

Parcel Four:

A non-exclusive easement for ingress, egress and utilities over, across and under those three portions of Tract "A" of Record of Survey recorded February 6, 1980 as Auditor's File No. 80002060026 in Volume 3 of Surveys, Page 7, records of Skagit County, described as follows:

- a) That certain 60-foot wide Southerly portion of said Tract "A" delineated on said Record of Survey as a "road easement".
- b) Those Southeasterly portions of said Tract "A" lying within a 40-foot wide strip of land adjoining portions of the Northwesterly lines of Lots 56, 57 and 58 "Plat of Tinas Coma" as per plat recorded as Auditor's File No. 200008110004, EXCEPT any portions of said 40-foot wide strip of land lying within a) above.
- c) That Southwesterly portion of said Tract "A" lying both within 30 feet of the centerline of an existing as-built road as delineated on said Survey and Northerly of a) above.

The above described portion of Tract "A" being a portion of Tract 18 "Plat of the Burlington Acreage Property" as per plat recorded in Volume 1 of Plats, Page 49, records of Skagit County, Washington.

Parcel Five:

A non-exclusive easement delineated over and across the five following described portions of the "Plat of Tinas Coma", recorded as Skagit County Auditor's File No. 200008110004:

- 1.) A Southeasterly 30-foot wide portion of Lot 55 thereof;
- 2.) An Easterly 30-foot wide portion of Open Space Tract "I" thereof;
- 3.) A Northerly and Northwesterly 20-foot wide portion of Lot 56 thereof;
- 4.) A Westerly 20-foot wide portion of Lot 57 thereof; and
- 5.) A Westerly 20-foot wide portion of Lot 58 thereof.

Said Easement is appurtenant to Parcel One.

Parcel Six:

The South 85 feet of that portion of Tract "A" of Skagit County Short Plat No. 13-84, approved May 6, 1985 and recorded May 7, 1985 as Auditor's File No. 8505070009, lying Easterly of the East line of the Westerlymost extension of Hendricks Place as delineated on said Short Plat, being a portion of Tract 10 "Plat of the Burlington Acreage Property" as per plat recorded in Volume 1 of Plats, Page 49, records of Skagit County, Washington.

Said Easement is appurtenant to Parcel One.

EXCEPTIONS:

Exhibit B

A. 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 No. 13-84
Recorded: May 7, 1985
Auditor's No.: 8505070009
Affects: Easements

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Leon E. Gurney and Muriel V. Gurney, husband and wife
Recorded: May 27, 1959
Auditor's No. 580948
Purpose: Roads, sewers and utilities

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County
Recorded: August 6, 1953
Auditor's No. 491348
Purpose: Water pipelines

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: J. Walfred Wallen and Evelyn A. Wallen, husband and wife
Recorded: March 14, 1955
Auditor's No. 514474
Purpose: See document for particulars

(Said easement may contain description errors.)

E. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: L.A. Hendricks, Joel Douglass, doing business as
Harbor Lands Co.
And: City of Burlington
Dated: July 23, 1981
Recorded: August 25, 1981
Auditor's No.: 8108250025
Regarding: This document creates some restrictions, easements and
covenants on a portion of the subject property

F. 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: Record of Survey
Recorded: February 6, 1980
Auditor's No.: 8002060006

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

In Favor Of: James Donald Bendtsen and Gretchen Bendtsen, husband and wife; Peter Jordan Bendtsen; Larry Lee Bendtsen; August Bendtsen and Rosella Bendtsen, husband and wife
Recorded: March 21, 1962
Auditor's No.: 619347
For: Use of roads and rights-of-way

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

In Favor Of: Various properties
Recorded: February 5, 1985
Auditor's No.: 8502050001
For: Utilities

I. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power and Light
Recorded: March 31, 1932
Auditor's No.: 249758
Purpose: Electric lines

J. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: David A. Welts
Recorded: March 26, 1976
Auditor's No.: 832381
As Follows: "All easement rights presently owned or possessed by Grantor"

K. Leasehold and easements rights, if any, as disclosed by deed recorded as Auditor's File No. 8106160015.

A similar deed was recorded as Auditor's File No. 8205130039.

L. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: August Bendtsen, et al
Recorded: January 3, 1967
Auditor's No. 692899
Purpose: Various utility lines
Area Affected: An incompletely described parcel that may include Parcel Four

M. 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: Record of Survey
Recorded: July 1, 2013
Auditor's No.: 201307010002
Affects: Portions of Parcel Three

N. 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: Plat of Tinas Coma
Recorded: August 11, 2000
Auditor's No.: 200008110004
Affects: Easterly boundaries of subject properties

O. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Babbit Properties, LLC
Recorded: May 3, 2010
Auditor's No. 201005030095
Purpose: Easement
Area Affected: Parcels One and Two

P. 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: Record of Survey
Recorded: June 27, 2003
Auditor's No.: 200306270022

Q. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: George Leo Wolden, Trustee
Recorded: February 19, 2016
Auditor's No.: 201602190110

Said instrument is a re-recording of instrument recorded under Auditor's File No. 201602110069.