



201603140133

Skagit County Auditor

\$76.00

3/14/2016 Page

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4 2:38PM

When recorded return to:

Amy B. Carbins, Esq.
DLA Piper LLP (US)
500 Eighth Street, NW
Washington, D.C. 20004

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 823

MAR 14 2016

Amount Paid \$0
Skagit Co. Treasurer
By *nam* Deputy

GUARDIAN NORTHWEST TITLE CO.

BARGAIN AND SALE DEED

110654-1

Grantor: Stratford Hall, Inc., a Delaware corporation

Grantee: SHI Owner, LLC, a Delaware limited liability company

Abbreviated Legal Description: 1899 Marketplace Drive, Burlington, WA 98233
859 Buel-01-04

Property Tax Parcel Number(s): APN: P121437 (affects Lot 2); P121438 (affects Lot 3); P121439 (affects Lot 4); P121440 (affects Lot 5); P121441 (affects Lot 6); P121442 (affects Lot 7); P121443 (affects Lot 8); P121444 (affects Lot 9); P121448 (affects Lot 13); and P121449 (affects Lot 14).


THE GRANTOR, for good and valuable consideration in hand paid, grants, bargains, sells and conveys to GRANTEE, the real estate situate in Skagit County, State of Washington and legally described on Exhibit A attached.

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under Grantor and not otherwise, will forever warrant and defend the said described real estate.

DATED this 11th day of MARCH, 2016

GRANTOR:

STRATFORD HALL, INC., a Delaware corporation

By: 

Name: Frank Lee

Title: Authorized Signatory

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On March 10, 2016 before me, Julia Sima Levine, Notary public, personally appeared Frank Lee, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Julia Sima Levine

(Seal)



Exhibit A

Legal Description

Lots 2-9, inclusive, and Lots 13 and 14, inclusive, City of Burlington Binding Site Plan No. BURL-01-04, entitled Newman Development of Burlington, LLC retain/commercial Center, approved June 12, 2006 and recorded June 27, 2006, under Skagit County Auditor's File 200606270207, being a revision of that Certain Instrument approved March 8, 2004 and recorded March 15, 2004, under Auditor's File No. 200403150156, and being a portion of Government Lot 8 and the Southeast 1/4 of the Northeast 1/4, Section 7, township 34 North, Range 4-East W.M.

Together with an easement for ingress, egress and utilities as described in that instrument recorded on February 11, 2004, under Auditor's File No. 200402110099, records of Skagit County, Washington.

Also together with an easement for ingress, egress, parking, signs and utilities as described in that instrument recorded on March 15, 2004 under Auditor's file No. 200403150158 and re-recorded April 8, 2004, under Auditors File No. 200404080093, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.