

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

Recorded at the request of:

File Number: 110604



201606080067

Skagit County Auditor

6/8/2016 Page

1 of

\$79.00

7 3:49PM

### Statutory Warranty Deed

110604  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR George Leo Wolden, trustee of the Wolden Charitable Trust, Dated September 24, 2010, as to Parcels 'A' and 'B' for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE Burlington Hill Holdings I, LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Ptn. Tracts 11 and 18, Plat of Burlington Acreage Property

For Full Legal See Attached Exhibit "A"

Grantor is conveying and guaranteeing Exhibit B and it's being transferred with no title insurance. 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 "C" attached hereto

Tax Parcel Number(s): P62331, 3867-000-011-0201

Dated 6-7-16

Wolden Charitable Trust

George Leo Wolden  
By: George Leo Wolden, Authorized Agent

20162335  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

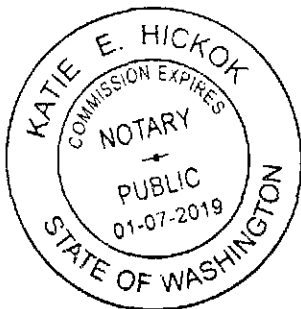
JUN 08 2016

Amount Paid \$ 3387.00  
By Skagit Co. Treasurer Deputy  
MF

STATE OF Washington }  
COUNTY OF Skagit } SS:

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

Dated: 6-7-16



Katie Hickok

Notary Public in and for the State of Washington

Residing at , Washington

My appointment expires: 1/07/2019

## EXHIBIT A

### PARCEL "A":

A portion of Tracts 11 and 18, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, more particularly described as follows:

Beginning at the North 1/4 corner of Section 32, Township 35 North, Range 4 East, W.M.;  
thence South  $2^{\circ}11'42''$  West along the North-South centerline of said Section 32 for a distance of 1,171.00 feet to the true point of beginning;  
thence South  $87^{\circ}48'18''$  East for a distance of 287.55 feet;  
thence South  $2^{\circ}11'42''$  West on a line parallel with the West line of said Tracts 11 and 18 for a distance of 177.60 feet to a 1 inch iron pipe;  
thence South  $53^{\circ}58'20''$  East for a distance of 37.58 feet to the Northerly edge of an existing gravel road;  
thence Westerly along the Northerly edge of said road South  $29^{\circ}15'57''$  West for a distance of 118.64 feet;  
thence South  $32^{\circ}49'30''$  West for a distance of 162.61 feet to a point on the North line of the parcel conveyed to James Bendtsen under Auditor's File No. 619347;  
thence around a curve to the right whose central angle bears North  $22^{\circ}45'15''$  East a radial distance of 166.42 feet;  
thence along said curve for an arc distance of 65.10 feet;  
thence South  $89^{\circ}39'31''$  West for a distance of 119.01 feet to a point on the North-South centerline of said Section 32;  
thence North  $2^{\circ}11'42''$  East along said centerline for a distance of 464.72 feet to the true point of beginning;  
said parcel including that portion of Anacortes Street contained within as vacated under Commissioner's File No. 14188.

EXCEPT that portion thereof, if any, lying within the Plat of "Tinas Coma" as per plat recorded as Auditor's File No. 200008110004.

**PARCEL "B":**

All that portion of Lot 11 and of the vacated Anacortes Street abutting thereon, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, more particularly described as follows:

Beginning at the North 1/4 corner of Section 32, Township 35 North, Range 4 East, W.M., said County and State, said point being shown as a brass tack in rock on Sheet 4 of 4, BURLINGTON HILL BUSINESS PARK, PHASE II, BINDING SITE PLAN, approved October 15, 1997, recorded October 29, 1997, in Volume 13 of Short Plats, pages 53 through 56, inclusive, under Auditor's File No. 9710290033, records of Skagit County, Washington;  
thence South  $0^{\circ}47'23''$  West along the North-South centerline of said Section 32 for a distance of 1,071.00 feet to the true point of beginning;  
thence South  $89^{\circ}12'37''$  East for a distance of 75.00 feet;  
thence North  $0^{\circ}47'23''$  East, parallel with said North-South centerline, for a distance of 90.00 feet;  
thence South  $89^{\circ}12'37''$  East for a distance of 50.00 feet;  
thence South  $0^{\circ}47'23''$  West, parallel with said North-South centerline, for a distance of 90.00 feet;  
thence South  $89^{\circ}12'37''$  East for a distance of 162.55 feet to the Northerly extension of the East line of that certain tract of land shown as Parcel "A" on Record of Survey recorded in Volume 3 of Surveys, page 7, under Auditor's File No. 8002060006, records of Skagit County, Washington;  
thence South  $0^{\circ}47'23''$  West along said Northerly extension for a distance of 100.00 feet to the Northeast corner of said Parcel "A";  
thence North  $89^{\circ}12'37''$  West along the North line of said Parcel "A" for a distance of 287.55 feet to the Northwest corner of said Parcel "A" and a point on said North-South centerline;  
thence North  $0^{\circ}47'23''$  East along said North-South centerline for a distance of 100.00 feet to the true point of beginning,

EXCEPT a strip of land 23.00 feet in width and 129.08 feet in length described as follows:

Beginning at the Southeast corner of Lot 40, "PLAT OF TINAS COMA," as per plat recorded on August 11, 2000, under Auditor's File No. 200008110004, records of Skagit County, Washington, and which point is also the Southwest corner of Lot 38 of said plat;  
thence North  $89^{\circ}12'36''$  West along the South line of said Lot 40, a distance of 129.08 feet to a Southwest corner of said Lot 40;  
thence South  $0^{\circ}47'24''$  West, at right angles to the aforesaid line, a distance of 23.00 feet;  
thence South  $89^{\circ}12'36''$  East, a distance of 129.08 feet;  
thence North  $0^{\circ}47'24''$  East, a distance of 23.00 feet to the point of beginning.

TOGETHER WITH an easement 10 feet in width for ingress and egress over and across that portion of Lot 40, "PLAT OF TINAS COMA," as per plat recorded on August 11, 2000, under Auditor's File No. 200008110004, records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of said Lot 40, and which point is also the Southwest corner of Lot 38 of said Plat of Tinas Coma;  
thence North  $89^{\circ}12'36''$  West along the South line of said Lot 40, a distance of 129.08 feet to a Southwest corner of said Lot 40;  
thence North  $0^{\circ}47'24''$  East along a Westerly line of said Lot 40, a distance of 90.00 feet to a corner of said Lot 40 and the true point of beginning of this easement description;  
thence North  $56^{\circ}59'29''$  West, a distance of 35.55 feet;  
thence North  $13^{\circ}47'47''$  West, a distance of 50.95 feet, more or less, to a point on the Southerly right of way line of the cul-de-sac to Bella Vista Lane as platted, and which point bears South  $7^{\circ}49'38''$  East, a distance of 55.00 feet from said cul-de-sac radius point;  
thence Westerly along the Southerly line of said cul-de-sac on a curve to the right having a central angle of  $10^{\circ}38'17''$  and a radius of 55.00 feet, an arc distance of 10.21 feet;  
thence South  $13^{\circ}47'47''$  East, a distance of 56.91 feet;  
thence South  $56^{\circ}59'29''$  East, a distance of 23.64 feet, more or less, to a point on a Southerly line of said Lot 40 which bears North  $89^{\circ}12'36''$  West, a distance of 18.76 feet from the true point of beginning;  
thence South  $89^{\circ}12'36''$  East along a Southerly line of said Lot 40, a distance of 18.76 feet to the true point of beginning of this easement description.

## Exhibit "B"

### 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.

Exhibit C

**SCHEDULE "B-1"**

**EXCEPTIONS:**

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

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: 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  
Purpose: Use of roads and rights-of-way

C. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Auditor's File No. 9905240015.

D. 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: Portion of said premises

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

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Adolf Bucko and Maria Bucko, husband and wife  
Recorded: December 11, 2008  
Auditor's No. 200812110068 and 200812110067  
Purpose: Access  
Area Affected: A 10 foot wide strip of land

Form No. 1068-2  
ALTA Plain Language Commitment

Commitment No.: 110604  
~~2014~~

G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Burlington Hill Holdings I, a Washington Limited Liability Company  
Recorded: March 7, 2016  
Auditor's No.: 201603070110  
Purpose: Ingress, egress and utilities  
Area Affected: Portions of Parcel "A"

H. DELETED

I. DELETED

J. 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: The Easterly lines of Parcels "A" and "B"

K. 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: Survey  
Recorded: July 22, 2008  
Auditor's No.: 200807220062  
Affects: A portion of the Easterly line of Parcel "A"