

When recorded return to:
Xzavion GC&S Properties LLC
24413 Nookachamp Hills Drive
Mount Vernon, WA 98274

Recorded at the request of:
Guardian Northwest Title
File Number: A111205



201609020111

Skagit County Auditor

\$74.00

9/2/2016 Page

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2 2:10PM

Statutory Warranty Deed

^{A111205}
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Walton Beverage Company, Inc., a Washington Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Xzavion GC&S Properties LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Section 29, Township 35 North, Range 4 East; Ptn SW ¼; and
Section 32, Township 35 North, Range 4 East; Ptn. NW ¼;
(aka Lot 15, Burlington Hill Business Park Phase II Binding Site Plan)

Tax Parcel Number(s): P112917, 8017-000-015-0000

Lot 15, "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 to 56, inclusive, under Auditor's File No. 9710290033 and being a portion of the Southwest ¼ of Section 29, Township 35 North, Range 4 East, W.M. and a portion of the Northwest ¼ of Section 32, Township 35 North, Range 4 East, W.M.

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 per Exhibit "A" attached hereto

Dated 8/29/2016

Walton Beverage Company, Inc.

David McLeod
By: David McLeod, CFO

Ford Carothers
By: Ford Carothers, CEO

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016/09/02
SEP 02 2016

Amount Paid \$ 26,465.00
Skagit Co. Treasurer

By MB Deputy

STATE OF Washington
COUNTY OF Whatcom } SS:

I certify that I know or have satisfactory evidence that David McLeod and Ford Carothers are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it as the CFO and CEO of Walton Beverage Company, Inc., to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 8/30/2016

Serena M Reibrant

Notary Public in and for the State of Washington

Residing at Ferndale, WA.

My appointment expires: 6/27/2019



EXHIBIT A

EXCEPTIONS:

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

Executed By: Glacier Park Company, a Delaware corporation
Recorded: December 21, 1989
Auditor's No.: 8912210037
As Follows:

Reserving unto themselves, their successors and assigns, all ores and minerals, etc.

Said reservation of mineral rights has been deeded to Meridian Oil, Inc., a Delaware corporation by Auditor's File No. 9104110021.

B. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Burlington, State of Washington
And: Burlington Hill Properties, a Washington partnership
Dated: October 20, 1997
Recorded: October 29, 1997
Auditor's No.: 9710290035
Regarding: Concomitant Rezone Agreement

C. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: October 20, 1997
Recorded: October 29, 1997
Auditor's No.: 9710290036
Executed By: Jerry Walton, Daniel R. Madlung and
Burlington Hill Business Park

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY THE FOLLOWING:

Declaration Dated:
Recorded: July 1, 2005
Auditor's No.: 200507010021

D. 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: Burlington Hill Business Park Phase II Binding Site Plan
Recorded: October 29, 1997
Auditor's No.: 9710290033