



201704070034

Skagit County Auditor

\$76.00

4/7/2017 Page

1 of

4 10:44AM

When recorded return to:
Schwartz Revocable Trust
3811 NE 87th Street
Seattle, WA 98115

Recorded at the request of:
Guardian Northwest Title
File Number: 113439

Statutory Warranty Deed

¹¹³⁴³⁹
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR BDM Properties LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION and as part of an I.R.C. Section 1031 Tax-Deferred Exchange in hand paid, conveys and warrants to Douglas E. Schwartz, Trustee of the Schwartz Revocable Trust, Dated December 23, 1998, and as amended and restated on March 17, 2005 the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Tract A, BSP B-D-M Binding Site Plan
Tax Parcel Number(s): P122959, 8057-000-001-0000

Parcel "A", City of Burlington Binding Site Plan Labeled "B-D-M Binding Site Plan", approved May 23, 2005 and recorded May 26, 2005, as Skagit County Auditor's File No. 200505260114.

Situated in the State of Washington, County of Skagit.

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 4-5-17
BDM Properties, LLC

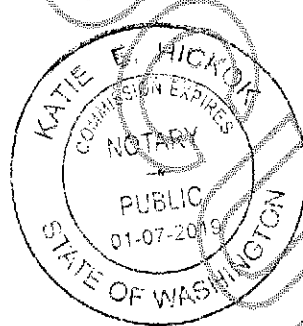
[Signature]
By: Colonel F. Betz, Authorized Agent

[Signature]
By: Patricia Burklund, Authorized Agent

[Signature]
By: Patricia J. DeBode, Trustee of the Donald G. DeBode and Patricia J. DeBode Revocable Living Trust

[Signature]
By: Dan Mitzel, Authorized Agent

[Signature]
By: Donald DeBode, Trustee of the Donald G. DeBode and Patricia J. DeBode Revocable Living Trust



STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Colonel F Betz, Dan Mitzel, Patricia Burklund, Donald DeBode and Patricia J. DeBode is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the Authorized Agents of BDM Properties, LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 4-6-17

[Signature]
Katie Hickok
Notary Public in and for the State of Washington
Residing at Washington
My appointment expires: 1/07/2019

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20171402
APR 07 2017

Amount Paid \$ 34,715.00
Skagit Co. Treasurer
By mam Deputy

Exhibit A

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: The Pacific Telephone and Telegraph Company
Dated: April 8, 1927
Recorded: May 13, 1927
Auditor's No.: 203675
Purpose: The right to place and maintain one anchor with the necessary wires and fixtures thereon, and to keep same free from foliage
Area Affected: Not disclosed

B. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: June 14, 1988
Recorded: June 30, 1988
Auditor's No.: 8806200041
Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.
Affects: Parcels B, D and E of Binding Site Plan

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Burlington, a Municipal Corporation
Dated: July 6, 2000
Recorded: January 19, 2001
Auditor's No.: 200101190085
Purpose: Slope and Road Improvement
Area Affected: Parcels A, B and F of Binding Site Plan

Said instrument is a re-recording of instrument recorded under Auditor's File No. 200011210097.

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: March 16, 2005
Recorded: March 21, 2005
Auditor's No.: 200503210116
Purpose: "...utility systems for purposes of transmission, distribution and sale of electricity..."
Area Affected: Ten (10) foot wide portions of the subject property

E. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING BINDING SITE PLAN:

Binding Site Plan Recorded: B-D-M Binding Site Plan
May 26, 2005
Auditor's No.: 200505260114

F. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: October 18, 2005
Auditor's No.: 200510180088
Purpose: Ingress, egress, parking and utilities
Area Affected: Not disclosed

G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1
Dated: November 22, 2005
Recorded: December 8, 2005
Auditor's No.: 200512080035
Purpose: Non-exclusive utility easement
Area Affected: A 20 foot strip of the subject property

H. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: March 10, 1982
Auditor's No.: 8203100011
Regarding: Written Order #191-B - School bus shelter

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

(Location unknown)

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

Dated: January 6, 2006
Recorded: January 13, 2006
Auditor's No.: 200601130144
Executed By: BDM L.L.C., a Washington limited liability company

J. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:	BDM Properties, LLC, a Washington Limited Liability Company
Recorded:	December 26, 2007
Auditor's No.	200712260053
Purpose:	Ingress, egress & utilities
Area Affected:	As disclosed in document

UNOFFICIAL DOCUMENT