

When recorded return to:
Trimark-Burlington Hospitality, LLC
420 Ellingson Road
Pacific, WA 98047



201704270042

Skagit County Auditor \$76.00
4/27/2017 Page 1 of 4 10:52AM

Recorded at the request of:

File Number: A113390

Statutory Warranty Deed

A113390
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Grandview North LLC, a Washington limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE Trimark-Burlington Hospitality, LLC the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Section 8, Township 34 North, Range 4 East; Ptns. NW NW

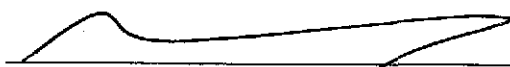
For Full Legal See Attached Exhibit "A"

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): P24245, 340408-2-010-0369, P24246, 340408-2-010-0408

Dated 4/24/2017

Grandview North LLC


By: Scott Wammack, Managing Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2017 1729
APR 27 2017

Amount Paid \$ 32,045.00
Skagit Co. Treasurer
By mem Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Scott Wammack is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Managing Member of Grandview North LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 4-24-17


Katie Hickok

Notary Public in and for the State of Washington

Residing at , Washington

My appointment expires: 1/07/2019

EXHIBIT A

Parcel A:

The South 200 feet of the Northwest quarter of the Northwest quarter of Section 8, Township 34 North, Range 4 East, W.M., lying West of the following described line: Commencing at the Southwest corner of the Northwest quarter of the Northwest quarter of said Section 8; thence S 89°48'04" E along the South line of said subdivision, a distance of 176.89 feet to the initial point of this line description; thence N 00°11'59" E, a distance of 200 feet to the North line of the South 200 feet of the Northwest quarter of the Northwest quarter of said Section 8 and terminus of this line description;

EXCEPT the West 40 feet thereof.

The above being Lot A of Survey recorded as Auditor's File No. 200710010110.

Parcel B:

That Portion of the South 270 feet of the East 200 feet of the West 530 feet of the Northwest quarter of the Northwest quarter of Section 8, Township 34 North, Range 4 East, W.M.;

TOGETHER WITH the South 200 feet of the East 290 feet of the West 330 feet of the Northwest quarter of the Northwest quarter of Section 8, Township 34 North, Range 4 East, W.M.;

EXCEPT that portion lying West of the following described line;
Commencing at the Southwest corner of the Northwest quarter of the Northwest quarter of said Section 8; thence S 89°48'04" E along the South line of said subdivision, a distance of 176.89 feet to the initial point of this line description; thence N 00°11'59" E, a distance of 200 feet to the North line of the South 200 feet of the Northwest quarter of the Northwest quarter of said Section 8 and terminus of this line description.

The above being Lot B of Survey recorded as Auditor's File No. 200710010110.

Exhibit B
SCHEDULE "B-1"

EXCEPTIONS:

A. ~~Easement for electric transmission and distribution line, together with necessary appurtenances, including the terms and conditions therein granted by instrument recorded under Auditor's File No. 234986, records of Skagit County, Washington, in favor of Puget Sound Power & Light Company.~~

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Co.
Recorded: March 18, 1980
Auditor's No. 8003180007
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way
Area Affected: South 10 feet of Parcel B

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

In Favor Of: Undisclosed
Recorded: December 28, 1977
Auditor's No.: 871062
For: Ingress, egress and utilities
Affects: South 20 feet of Parcel A and a portion of the South 20 feet of Parcel B

The Company cannot determine whether said easement may have terminated by the doctrine of merger.

D. EASEMENT AND AGREEMENT EXECUTED BY AND BETWEEN THE PARTIES HEREIN NAMED UPON THE PROVISIONS THEREIN PROVIDED:

Between: Arthur G. Schreifels and Thelma Schreifels and Gary J. Kapphahn and Jane A. Kapphahn
Dated: November 4, 1986
Recorded: April 25, 1989
Auditor's No. 8904250052
Purpose: Joint access and utility easement together with provisions for costs of maintaining the same
Area Affected: Approximate Southerly 20 feet of a Westerly portion of Parcel A

E. 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: June 6, 1989
Auditor's No.: 8906060029

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: Boundary Line Adjustment Survey
Recorded: October 1, 2007
Auditor's No.: 200710010110

G. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Auditor's File No. 200710010109.