

When recorded return to:

Scott Hensrude
755 McCorquedale Rd. Burlington, LLC
5505 Evergreen Way
Everett, WA 98203



201705190077

Skagit County Auditor

\$75.00

5/19/2017 Page

1 of

3 3:23PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245390724

CHICAGO TITLE

620030604

STATUTORY WARRANTY DEED

THE GRANTOR(S) Walker Property, LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration, as part of an IRS 1031 Tax Deferred Exchange in hand paid, conveys, and warrants to 755 McCorquedale Rd. Burlington, LLC, a Washington Limited Liability Company

the following described real estate, situated in the County of Skagit, State of Washington:

The South 281.0 feet of the West 156.50 feet of Lot 1, Short Plat No. BURL-1-00, approved February 11, 2000, recorded February 11, 2000, under Auditor's File No. 200002110110, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P116414/340407-2-005-0100,

Subject to:

Subject to Exhibit "A"

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20172191
MAY 19 2017

Amount Paid \$ 26,705.00
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 18, 2017

Walker Property, LLC

BY: _____
Robert Walker
Managing Member

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Robert Walker is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Managing Member of Walker Property, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 19, 2017

Name: Susie Gale
Notary Public in and for the State of WA
Residing at: Bellingham
My appointment expires: 9/11/18

SUSIE GALE
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
09/11/2018

EXHIBIT "A"

1. Easement and Cost Sharing Agreement and the terms and conditions thereof

Recording Date: July 5, 2000

Recording No.: 200007050119

Regarding: A drainage and retention system and access road. The expansion and maintenance of the drainage system and road.

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SHORT PLAT NO. BURL-1-00:

Recording No: 200002110110

3. Unrecorded leasehold interests, rights of tenants and parties in possession, rights of vendors to remove trade fixtures and rights of those parties secured under the Uniform Commercial Code, if any.