

When recorded return to: 2

Burlington Hill Holdings II  
21606 Alderbrook Lane  
Mount Vernon, WA 98274

201706080091  
\$77.00  
Skagit County Auditor  
6/8/2017 Page 1 of 5 3:24PM

Escrow Number: JM1924

GUARDIAN NORTHWEST TITLE CO.  
ACCOMMODATION RECORDING ONLY  
QUIT CLAIM DEED JM1924

THE GRANTOR BURLINGTON HILL HOLDINGS I, LLC, A WASHINGTON LLC\* for and in consideration of boundary line adjustment without monetary consideration conveys and quit claims to BURLINGTON HILL HOLDINGS I, LLC, A WASHINGTON LLC, the following described real estate, situated in the County of State of together with all after acquired title of the Grantor therein:

That 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 as more fully described on the "After Legal Descriptions Lot A" on the multi-page attachment hereto.

The above described property will be combined or aggregated with contiguous as a single lot owned by the grantee. This boundary adjustment is not for the purposes of creating an additional building lot  
\* and Burlington Hill Holdings II, LLC, a Washington LLC

This boundary adjustment is approved by BRAD JOHNSON, SENIOR PLANNER of the City of Burlington Planning Department.

SUBJECT TO CONDITIONS OF APPROVAL  
IDENTIFIED IN BLA PELESFON BLA 2-17  
SUBJECT TO MATTERS OF RECORD. DATED 5/12/2017 ON FILE WITH THE CITY  
OF BURLINGTON.

Tax Parcel Number(s): Portion P62351

Dated: March 6, 2017.

Adam P. Ware, Managing Member BHHI, LLC

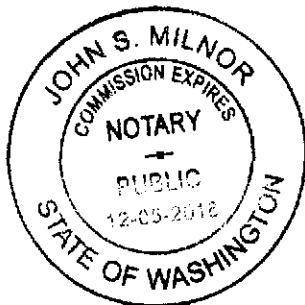
The above described property will be combined or aggregated with contiguous property owned by the grantee. This lot boundary adjustment is not for the purpose of creating an additional lot.  
5/12/2017  
PLANNING DIRECTOR DATE

Adam Ware Managing Member BHHI, LLC

State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Adam P. Ware is the person who appeared before me, and said person acknowledged that he signed this instrument on oath stated that he was authorized to execute the instrument and acknowledged it as the Managing Member of Burlington Hill Holdings I and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: March 6, 2017



Notary Public in and for the State of Washington  
Residing at: Mount Vernon  
My appointment expires: 12/5/2018

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20172511  
JUN 08 2017

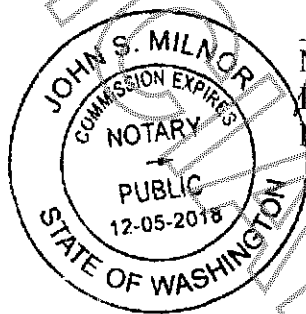
Amount Paid \$ 0  
Skagit Co. Treasurer  
By Mam Deputy

State of Washington }  
County of Skagit }

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

Dated: June 7, 2017

GIVEN under my hand and official seal the day and year last above written.



*John S Milnor*  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires on December 5, 2018

**After Legal Descriptions Lot "A"**

**Lot "A" being more particularly described as follows:**

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  $\frac{1}{4}$  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  $2^{\circ}11'42''$  West along the North-South centerline of said Section 32 for a distance of 1,158.57 feet to the true point of beginning; thence South  $89^{\circ}15'53''$  East for a distance of 178.21 feet; thence South  $2^{\circ}11'42''$  West, parallel with said North-South centerline, for a distance of 163.26 feet; thence North  $89^{\circ}15'53''$  West for a distance of 178.21 feet to said centerline; thence North  $2^{\circ}11'42''$  East on said North-South centerline, for a distance of 163.26 feet to the true point of beginning; situated in the State of Washington, County of Skagit,

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°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.

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, as record November 20<sup>th</sup>, 2008 under Auditors File No. 200812110068 records of Skagit County, Washington

TOGETHER WITH 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.

TOGETHER WITH a non-exclusive easement 10 feet in width, 5 ft. each side of the following described line, for ingress and egress over and across that portion of Parcel A described above:

Beginning at the Southwest corner of Lot 40 of the "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, which point is also the Southwest corner of Lot 38 of said Plat of Tinas Coma; thence North 0°47'24" East along a Westerly line of said Lot 40, a distance of 90.00 feet to a corner of said Lot 40; thence North 89°12'36" West along the South line of said Lot 40, a distance of 9.39 feet to the true point of beginning of and center line of this easement description; thence South 56°59'29" East, a distance of 5.19 feet; thence South 0°47'24" West parallel with the Westerly line of said Lot 40, a distance of 87.21 feet to the intersection of the center line of an existing driveway; thence Southwesterly on the center line of the existing driveway to the north property line of Lot A on the following courses: thence South 15° 28' 28" West a distance of 59.85 ft; thence South 21° 27' 00" West a distance of 29.17 ft. to the north line of the above described Lot A & the terminus of the 10 ft. easement.

**EXTENTION OF 10 FT DRIVEWAY EASEMENT FROM BUCKOOS LOT 40 TO AFTER  
BLA LOT "A".**

TOGETHER WITH a non-exclusive easement 10 feet in width, 5 ft. each side of the following described line, for ingress, egress, and utilities over, under and across that portion of Parcel A described above:

Beginning at the Southwest corner of Lot 40 of the "PLAT OF TINAS COMA," as per plat recorded on August 11, 2000, under Auditor's File No. 200008110004, records of Skagit County, Washington;

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; thence North  $89^{\circ}12'36''$  West along the South line of said Lot 40, a distance of 9.39 feet to the true point of beginning of and center line of this easement description; thence South  $56^{\circ}59'29''$  East, a distance of 5.19 feet; thence South  $0^{\circ}47'24''$  West parallel with the Westerly line of said Lot 40, a distance of 87.21 feet to the intersection of the center line of an existing driveway; thence Southwesterly on the center line of the existing driveway to the north property line of Lot A on the following courses: thence South  $15^{\circ}28'28''$  West a distance of 59.85 ft.; thence South  $21^{\circ}27'00''$  West a distance of 29.17 ft. to the north line of the above described Lot A & the terminus of the 10 ft. easement.