



201706230164

Skagit County Auditor \$75.00
6/23/2017 Page 1 of 3 3:39PM

When recorded return to:
Big Sky West, LLC
4592 S. Shore Drive
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A113532

Statutory Warranty Deed

A113532
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Innovative Car-Wash Systems, 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 Big Sky West, LLC the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Section 17, Township 34 North, Range 4 East, SE NW (aka Lots 1 & 2, SP #MV-12-81)

Tax Parcel Number(s): P25965, 340417-2-022-0502, P25966, 340417-2-022-0601

Lots 1 and 2 of Short Plat No. MV-12-81, approved August 17, 1981 and recorded August 18, 1981, in Book 5 of Short Plats, page 114, under Auditor's File No. 8108180028, records of Skagit County, Washington; being a portion of the South 1/2 of the Northwest 1/4 of Section 17, Township 34 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 6-20-17

Innovative Car-Wash Systems, LLC
[Signature]
By: Bradley Watson, Managing Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20172794
JUN 23 2017
Amount Paid \$ 20,475.00
By *[Signature]* Skagit Co. Treasurer
Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

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

Dated: 6-20-17

[Signature]

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

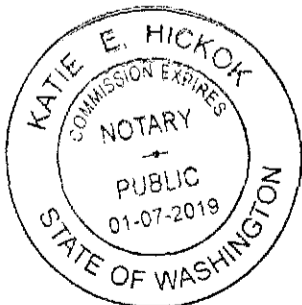


Exhibit A

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Bustad, Inc., a Washington corporation
Recorded: May 15, 1973 and May 19, 1975
Auditor's No. 785038 and 817724
Purpose: Ingress and egress
Area Affected: Easement

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Recorded: January 22, 1976
Auditor's No. 829086
Purpose: Ingress, egress and utilities
Area Affected: Easement

C. 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: Short Plat No. MV-12-75
Recorded: October 1, 1975
Auditor's No.: 824261

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: Short Plat No. MV-12-81
Recorded: August 18, 1981
Auditor's No.: 8108180028

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: State of Washington
Recorded: September 13, 1991
Auditor's No. 9109130038
Purpose: Constructing and maintaining highway slopes in excavation and/or embankment, together with the right of placing personnel and equipment thereon for slope grading
Area Affected: All that portion of the herein described property lying Southerly of line drawn parallel with and 80 feet Northerly of, when measured at right angles to the SR 538 survey line of SR 538, Jct. SR 5 to LaVenture Road.

F. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: September 23, 1991
Recorded: October 8, 1991
Auditor's No.: 9110080105
Purpose: Right to enter said premises to operate, maintain and 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: On the South 10 feet of the above described property