

Skagit County Auditor
9/20/2017 Page 1 of 4 3:48PM \$77.00

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2017 4445
SEP 20 2017

When recorded return to:
Edward Berger Properties, LLC
300 S 1st Street
Mount Vernon, WA 98273

Recorded at the request of:
Guardian Northwest Title
File Number: 114543

Amount Paid \$ 20,475.00
By Skagit Co. Treasurer
Deputy
AF

Statutory Warranty Deed 114543
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Bradley R. Paulson and Marjorie A. Paulson, husband and wife 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 Edward Berger Properties, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Ptn. Tract 85, Burlington Acreage (aka Lot 1, BU-4-91)

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): P100111, 3867-000-085-0608

Dated 9/15/2017

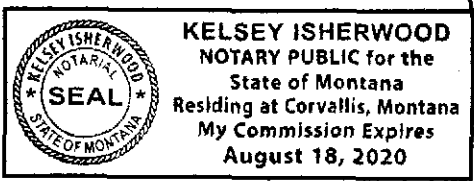
Bradley R. Paulson

Marjorie A. Paulson

STATE OF Montana }
COUNTY OF Ravalli } SS:

I certify that I know or have satisfactory evidence that Bradley R. Paulson and Marjorie A. Paulson, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 09/15/2017



Printed Name: Kelsey Isherwood
Notary Public in and for the State of Montana
Residing at Corvallis
My appointment expires: August 18, 2020

Order No:

EXHIBIT A

PARCEL A:

Lot 1, CITY OF BURLINGTON SHORT PLAT NO. 4-91, approved December 23, 1991, and recorded January 2, 1992, in Volume 10 of Short Plats, pages 42 and 43, under Auditor's File No. 9201020049, records of Skagit County, Washington; being a portion of Tract 85, PLAT OF THE BURLINGTON ACREAGE PROPERTY, according to the plat thereof recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

An easement for ingress, egress, utility and parking over that portion of Parcel A, as per binding site plan recorded in Volume 10 of Surveys, pages 181 through 183, under Auditor's File No. 9101110040, records of Skagit County, Washington, located within Tract 85, Plat of the Burlington Acreage Property, according to the plat thereof recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, more particularly described as follows:

Beginning at the Southeast corner of said Parcel A, said corner being the intersection of the North boundary of Pease Road with the West boundary of the Burlington Northern Railroad right-of-way;

Thence North 08°06'32" West along the East line of said Parcel A, a distance of 636.61 feet;

Thence North 89°23'23" West a distance of 60.71 feet;

Thence South 08°06'32" West a distance of 663.61 feet to the North line of Pease Road;

Thence South 89°18'30" East, a distance of 60.71 feet to the point of beginning;

ALSO, an easement for ingress, egress and utilities over that portion of said Parcel A above described contained in Parcel C of that certain Easement Agreement recorded December 13, 1991, under Auditor's File No. 9112130029, records of Skagit County, Washington,

EXCEPT that portion contained within Parcel 1 above described.

Situated in Skagit County, Washington.

Order No:

EXHIBIT B

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Recorded: December 18, 1929
Auditor's No. 229443
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Area Affected: Exact location and extent of easement is undisclosed of record.

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Oliver J. Whitfield and Carol A. Whitfield, husband and wife
Recorded: January 18, 1991
Auditor's No. 9101180024
Purpose: Ingress, egress and parking
Area Affected: North 25 feet of said premises

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Jerry Whitfield, David Allegre and Dan R. Mitzel
Recorded: December 13, 1991
Auditor's No. 9112130029
Purpose: Ingress, egress and utilities
Area Affected: Northern portion of said premises

D. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Miles Sand and Gravel
And: Whitfield-Allegre-Mitzel
Recorded: January 16, 1992
Auditor's No.: 9201160083
Regarding: Sharing of costs among users of easement and drainage improvements

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: Binding Site Plan for Allegre/Mitzel Partnership
Recorded: January 11, 1991
Auditor's No.: 9101110040

F. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR

Order No:

ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Burlington Short Plat No. 4-91
Recorded: January 2, 1992
Auditor's No.: 9201020049

G. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Burlington
And: Whitfield, Allegre, Mitzel, a partnership
Recorded: December 16, 1994
Auditor's No.: 9412160059
Regarding: Allocation of costs of sewer system

H. 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: Record of Survey for Dan Mitzel
Recorded: August 22, 2000
Auditor's No.: 200008220022