



201711140038

Skagit County Auditor \$78.00
11/14/2017 Page 1 of 5 10:40AM

When recorded return to:
Cardinal Ventures LLC
21506 Alderbrook Lane
Mount Vernon, WA 98274

Recorded at the request of:

File Number: 114675

Statutory Warranty Deed

114675
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Fredrickson & Gunerius, 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 ~~Cardinal~~ Cardinal Ventures, L.L.C., a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal: Cardinal
Ptn. Lots 19-24, Block 5, Supplemental Plat of Knutzen's Add. (aka Lots A-F Survey 201702150081)

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): P72723, 4089-005-024-0106, P72722, 4089-005-024-0007, P133618, 4089-005-024-0006, P133623, 4089-005-024-0105, P133619, 4089-005-024-0005, P133624, 4089-005-024-0104

Dated 11-13-17

Fredrickson & Gunerius, LLC

By: Kevin E. Ware, Member of 511 Morris Street, LLC, only member of Fredrickson & Gunerius LLC

By: G. Paul Ware, Member of 511 Morris Street, LLC, only member of Fredrickson & Gunerius LLC

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
201715224
NOV 14 2017
Amount Paid \$ 1,963.00
By Skagit Co. Treasurer
Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Kevin E. Ware and G. Paul Ware is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the Member of 511 Morris Street, LLC, member of Fredrickson & Gunerius LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 11-13-17

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

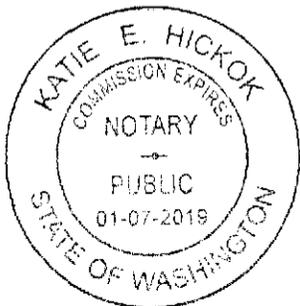


EXHIBIT A

Lot A of Boundary Line Adjustment Survey recorded February 15, 2017 as Skagit County Auditor's File Number 201702150081 being portions of Lots 23 and 24 in Block 5 of "SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITION," as per plat recorded in Volume 4 of Plats, Page 7, records of Skagit County, Washington;

TOGETHER WITH a 30-foot wide non-exclusive access and utility easement delineated on the face of said Survey over, across and under the East 15 feet of Lot D and the West 15 feet of Lots B and C.

Lot B of Boundary Line Adjustment Survey recorded February 15, 2017 as Skagit County Auditor's File Number 201702150081, being portions of Lots 23 and 24 in Block 5 of "SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITION," as per plat recorded in Volume 4 of Plats, Page 7, records of Skagit County, Washington.

TOGETHER WITH those portions of vacated West Walnut Street and abandoned Pacific Northwest Traction Company right-of-way, delineated on the face of said Survey as lying within said Lot B.

TOGETHER WITH a 30-foot wide non-exclusive access and utility easement delineated on the face of said Survey over, across and under the East 15 feet of Lots A and D and the West 15 feet of Lot C.

Lot C of Boundary Line Adjustment Survey recorded February 15, 2017 as Skagit County Auditor's File Number 201702150081; being portions of Lots 21 and 22 in Block 5 of "SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITION," as per plat recorded in Volume 4 of Plats, Page 7, records of Skagit County, Washington.

TOGETHER WITH those portions of vacated West Walnut Street and abandoned Pacific Northwest Traction Company right-of-way, delineated on the face of said Survey as lying within said Lot C.

TOGETHER WITH a 30-foot wide non-exclusive access and utility easement delineated on the face of said Survey over, across and under the East 15 feet of Lots A and D and the West 15 feet of Lot B.

Lot D of Boundary Line Adjustment Survey recorded February 15, 2017 as Skagit County Auditor's File Number 201702150081; being portions of Lots 21 and 22 in Block 5 of "SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITION," as per plat recorded in Volume 4 of Plats, Page 7, records of Skagit County, Washington;

TOGETHER WITH a 30-foot wide non-exclusive access and utility easement delineated on the face of said Survey over, across and under the East 15 feet of Lot A and the West 15 feet of Lots B and C.

****Legal description continued on next page****

Lot E of Boundary Line Adjustment Survey recorded February 15, 2017 as Skagit County Auditor's File Number 201702150081; being portions of Lots 19, 20 and 21 in Block 5 of "SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITION" as per plat recorded in Volume 4 of Plats, Page 7, records of Skagit County, Washington;

TOGETHER WITH a 30-foot wide non-exclusive access and utility easement delineated on the face of said Survey over, across and under the East 15 feet of Lots A and D and the West 15 feet of Lots B and C.

TOGETHER WITH a 30-foot wide non-exclusive access and utility easement delineated on the face of said Survey over, across and under the East 15 feet of Lots H, I and L and the West 15 feet of Lots G, J and K.

Lot F of Boundary Line Adjustment Survey recorded February 15, 2017 as Skagit County Auditor's File Number 201702150081; being portions of Lots 19, 20 and 21 in Block 5 of "SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITION" as per plat recorded in Volume 4 of Plats, Page 7, records of Skagit County, Washington.

TOGETHER WITH those portions of vacated West Walnut Street and abandoned Pacific Northwest Traction Company right-of-way, delineated on the face of said Survey as lying within said Lot F.

TOGETHER WITH a 30-foot wide non-exclusive access and utility easement delineated on the face of said Survey over, across and under the East 15 feet of Lots A and D and the West 15 feet of Lots B and C.

TOGETHER WITH a 30-foot wide non-exclusive access and utility easement delineated on the face of said Survey over, across and under the East 15 feet of Lots H, I and L and the West 15 feet of Lots G, J and K.

Exhibit B

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Co.
Dated: August 27, 1924
Recorded: August 28, 1924
Auditor's No. 176764
Purpose: 55,000 volt 3 phase transmission lines and related facilities
Area Affected: A portion of the subject property

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

In Favor Of: Chris Knutzen, et ux
Recorded: April 5, 1947
Auditor's No.: 402902
For: Reservation of a strip of land for a railroad spur
Affects: An undisclosed area running East to West across the subject property

Said easement was re-recorded as Auditor's File No. 403612.

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1
Dated: April 11, 1956
Recorded: May 11, 1956
Auditor's No. 535967
Purpose: Water pipeline purposes
Area Affected: West 20 feet of the East 95 feet to the subject property

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Co.
Dated: January 8, 1985
Recorded: January 16, 1985
Auditor's No. 8501160029
Purpose: Electric facility purposes
Area Affected: The East 10 feet of the South 20 feet to the East 65 feet of the subject property

E. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Puget Sound Power & Light Co.
And: Burlington Enterprises, a partnership
Dated: December 29, 1995
Recorded: January 2, 1996
Auditor's No.: 9601020082
Regarding: Continued use of existing buildings only within the
easement area

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: Survey
Recorded: August 2, 1999
Auditor's No.: 199908020020

G. 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 for Fredrickson & Gunerius LLC
Recorded: February 15, 2017
Auditor's No.: 201702150081

H. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Fredrickson & Gunerius LLC
Recorded: February 16, 2017
Auditor's No.: 201702160121