

After Recording Return To:
SKAGIT LAW GROUP, PLLC
P. O. Box 336
Mount Vernon, WA 98273



201802280127

Skagit County Auditor

\$81.00

2/28/2018 Page

1 of

8 2:07PM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018787
FEB 28 2018

Amount Paid \$0
Skagit Co. Treasurer
By *Man Deputy*

STATUTORY WARRANTY DEED

GUARDIAN NORTHWEST TITLE CO.

GRANTOR:

BOUSLOG INVESTMENTS, LLC, a Washington limited liability company, and
JBK INVESTMENTS, LLC, a Washington limited liability company

GRANTEE:

PORT OF SKAGIT COUNTY, a Washington public port district and municipal corporation

Legal Description:
Abbreviated Form:

Ptn Gvt Lot 4, S2 T34N R3E WM;
Ptn N1/2 SW1/4 NW1/4 S2 T34N R3E WM;
S1/2 SW1/4 NW1/4 S2 T34N R3E WM
Ptn Lot 2H Bay Ridge Business Park BSP PL-03-0706

Additional on Page:

Exhibit A

Assessors Tax Parcel Nos: 340302-0-013-0000; P20983

340302-2-002-0009; P21031

Ptn 8054-000-008-0000 P122078

THE GRANTORS, **BOUSLOG INVESTMENTS, LLC**, a Washington limited liability company, and **JBK INVESTMENTS, LLC**, a Washington limited liability company, for and in consideration of Ten Dollars (\$10) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, convey and warrant to the **PORT OF SKAGIT COUNTY**, a Washington public port district and municipal corporation, the following described real estate, situated in the County of Skagit, State of Washington, to-wit:

Those certain tracts of land listed and described on **Exhibit A** attached hereto and incorporated by reference as if fully set forth herein.

SUBJECT TO: Easements, restrictions, reservations of record, including those certain permitted encumbrances identified on **Exhibit B** attached hereto and incorporated herein by this reference, and the following deed covenant:

Grantor and Grantee have negotiated the terms for the sale of the property based on the understanding that the Grantee is acquiring the subject property as a real estate holding of indefinite duration for the Port of Skagit with the intent to lease but not sell individual parcels or lots to third parties in competition with the Grantor, as such activities have the potential to reduce the value of the Grantor's retained real estate holdings. The Grantee, therefore, agrees that it shall not make application and surplus any lot or parcel within the described property for sale to third parties for a period of three (3) years from and after the date of this deed. It is acknowledged that damage to the Grantor for breach of this obligation is difficult to measure with precision. Accordingly, Grantor may recover from Grantee as liquidated damages for breach of this obligation the amount of Fifty Thousand Dollars (\$50,000) for each occurrence in addition to other available remedies including injunctive relief and specific performance; provided, further, the post-sale restrictions shall not apply to any subsequent sale of the southerly twenty (20) acre parcel or any portion of the above-described property if sold to TRANS MOUNTAIN PIPE LINE CORPORATION or its legal successors within said three (3) year period.

DATED: February 28, 2018.

BOUSLOG INVESTMENTS, LLC
Grantor

By: 
JOHN L. BOUSLOG, General Manager

JBK INVESTMENTS, LLC,
Grantor

By: 
KARLA OHRT, General Manager

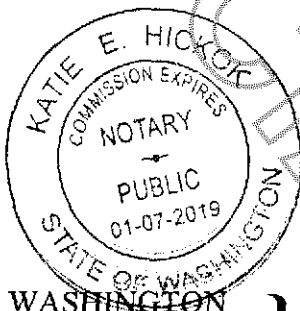
STATE OF WASHINGTON

COUNTY OF SKAGIT

SS.

I certify that I know or have satisfactory evidence that **JOHN L. BOUSLOG** 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 **General Manager of BOUSLOG INVESTMENTS, LLC**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 28th day of February 2018.



Printed Name Katie E. Hickok
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 1-7-19

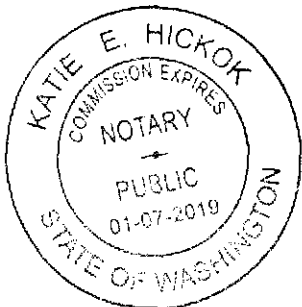
STATE OF WASHINGTON

COUNTY OF KING

SS.

I certify that I know or have satisfactory evidence that **KARLA OHRT** is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the **General Manager of JBK INVESTMENTS, LLC**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 28th day of February 2018.



Printed Name Katie E. Hickok
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 1-7-19

Exhibit A
(Legal Description)

(Skagit County Assessor's Parcel Numbers P-20983 and P-21031)

That portion of Government Lot 4, Section 2, Township 34 North, Range 3 East, W.M., lying Southerly of the State right-of-way, commonly known as Peterson Road, as conveyed to the State of Washington by Deed dated July 5, 1938 and recorded September 6, 1938 under Auditor's File No. 305470, records of Skagit County;

EXCEPT the East 30.00 feet thereof;

AND EXCEPT the following described tract:

BEGINNING at a point 330.00 feet East and 30.00^{feet} South of the Northwest corner of said Government Lot 4;
thence South 330.00 feet;
thence East 132.00 feet;
thence North 330.00 feet;
thence West 132.00 feet to the POINT OF BEGINNING;

AND ALSO EXCEPT that portion of said Government Lot 4, Section 2, Township 34 North, Range 3 East, W.M., being more particularly described as follows:

Commencing at the Northeast corner of Government Lot 3 (North 1/4 corner) of said Section 2, Township 34 North, Range 3 East, W.M.;
thence North $88^{\circ}15'23''$ West along the North line of said Government Lot 3 for a distance of 1,329.87 feet, more or less, to the Northwest corner thereof (also being the Northeast corner of Government Lot 4 said Section 2, Township 34 North, Range 3 East, W.M.);
thence South $0^{\circ}22'46''$ West along the East line of said Government Lot 4 for a distance of 30.01 feet, more or less, to the Southerly right-of-way margin of said Peterson Road;
thence North $88^{\circ}15'23''$ West along said Southerly margin of Peterson Road for a distance of 60.02 feet, more or less, to a point on the West line of the East 60.00 feet of said Government Lot 4 and being the TRUE POINT OF BEGINNING;
thence continue North $88^{\circ}15'23''$ West along said Southerly right-of-way margin of Peterson Road for a distance of 250.07 feet;
thence South $1^{\circ}44'37''$ West for a distance of 237.50 feet;
thence South $88^{\circ}15'23''$ East parallel with the North line of said Government Lot 4 for a distance of 255.73 feet, more or less, to said West line of the East 60.00 feet of said Government Lot 4 at a point bearing South $0^{\circ}22'46''$ West from the TRUE POINT OF BEGINNING;
thence North $0^{\circ}22'46''$ East along said West line of the East 60.00 feet for a distance of 237.57 feet, more or less, to the TRUE POINT OF BEGINNING;

UNRECORDED
TOGETHER WITH the North 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 2,
Township 34 North, Range 3 East, W.M.;

EXCEPT the East 446.00 feet of the South 264.00 feet thereof;

AND ALSO EXCEPT the East 30 feet of the North 407.55 feet thereof.

ALSO TOGETHER WITH the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 2,
Township 34 North, Range 3 East, W.M.

AND ALSO TOGETHER WITH that portion of Lot 2H of Bay Ridge Business Park Binding Site
Plan No. PL-03-0706, as recorded July 9, 2004 under Auditor's File No. 200407090108 and
amended by Affidavit of Minor Correction recorded August 3, 2004 under Auditor's File No.
200408030057 described as follows:

BEGINNING at the Southeast corner of said Lot 2H, also being the Southeast
corner of the Northeast 1/4 of Section 3, Township 34 North, Range 3 East,
W.M. (East 1/4 corner);
thence North 88°19'14" West along the South line of said Lot 2H for a distance
of 747.19 feet, more or less, to the Southeast corner of that certain tract conveyed
to Port of Skagit, a Municipal Corporation, by Boundary Line Adjustment
Warranty Deed recorded under Skagit County Auditor's File No. 200506220164;
thence North 37°38'02" East along the Southeasterly line of said Port of Skagit
tract for a distance of 761.08 feet, more or less, to the Northeasterly corner of
said Port of Skagit tract, also being the Southeasterly corner of Tract Z, said Bay
Ridge Business Park Binding Site Plan No. PL-03-0706;
thence North 29°05'08" East along the Southeasterly line of said Tract Z for a
distance of 216.65 feet to the Northeast corner;
thence North 34°49'59" East along the Westerly margin of a drainage easement
as shown on the face of said Bay Ridge Business Park Binding Site Plan No. PL-
03-0706 for a distance of 30.15 feet to an angle point on said margins;
thence North 30°58'13" East for a distance of 153.45 feet to an angle point in said
margin;
thence North 61°14'33" East for a distance of 75.32 feet to an angle point in said
margin;
thence North 0°18'24" East for a distance of 451.40 feet to an angle point in said
margin;
thence South 89°41'36" East for a distance of 20.00 feet, more or less, to the East
line of said Lot 2H at a point bearing North 0°18'24" East from the POINT OF
BEGINNING;
thence South 0°18'24" West along said East line for a distance of 1,457.80 feet,
more or less, to the POINT OF BEGINNING.

ALL BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions,
covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.
Containing 3,701,176 sq ft, 84.97 acres

EXHIBIT B
(Permitted Encumbrances: Parcel A)

A. 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. 96-012
Recorded: November 11, 1996
Auditor's No.: 9610110054
Affects: Parcel 2H

B. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: December 8, 1997
Auditor's No.: 9712080099
Executed By: John Bouslog, et al

Said instrument was amended by documents recorded as Auditor's File Nos. 200506220163 and 200510120152.

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: Bay Ridge Business Park Binding Site Plan Phase 2
Recorded: July 9, 2004
Auditor's No.: 200407090108
Affects: Parcel 2H

Said instrument was amended by document recorded as Auditor's File No. 200408030057.

D. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: June 21, 2005
Auditor's No.: 200506210026
Affects: Lot 2H

EXHIBIT B -- Continued
(Permitted Encumbrances: Parcel A)

E. RELEASE OF SOME EASEMENTS SHOWN ON BINDING SITE PLAN AND
ESTABLISHMENT OF OTHER EASEMENTS, INCLUDING THE TERMS AND PROVISIONS
THEREOF:

Recorded: June 22, 2005
Auditor's No.: 200506220165

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Port of Skagit County
Recorded: April 26, 2004
Auditor's No. 200404260058
Purpose: Avigation

G. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING
RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: November 28, 2005
Auditor's No.: 200511280001
Executed By: Bouslog Investments, LLC, et al
Regarding: Development fees to Skagit County Fire
Protection District No. 6

H. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1
Recorded: April 12, 2006
Auditor's No. 200604120083
Purpose: Waterlines and related facilities
Area Affected: A portion of Parcel J

I. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Trans Mountain Oil Pipe Line Corporation
Recorded: July 23, 1954
Auditor's No. 504338
Purpose: Pipeline and related purposes
Area Affected: A portion of Parcel I

J. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Trans Mountain Oil Pipe Line Corporation
Recorded: July 23, 1954
Auditor's No. 504337
Purpose: Pipeline and related purposes
Area Affected: A portion of Parcel 2

EXHIBIT B -- Continued
(Permitted Encumbrances: Parcel A)

K. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Trans Mountain Oil Pipe Line Corporation
Recorded: May 16, 1957
Auditor's No. 551356
Purpose: Pipeline and related purposes
Area Affected: A portion of Parcel 2

L. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Co
Recorded: September 27, 1967
Auditor's No. 704893
Purpose: Electric lines and related purposes
Area Affected: A portion of Parcel 2

M. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: William L. Thurlough
Recorded: January 8, 1945
Auditor's No. 377169
Purpose: Right to build well house, pipeline and to use water in well
Area Affected: A portion of Parcel 1