



201806150092

06/15/2018 03:48 PM Pages: 1 of 3 Fees: \$101.00  
Skagit County Auditor

When recorded return to:  
S/G Properties Limited Partnership, Sakuma Lands, LLC  
15490 Benson Road  
Bow, WA 98282

Recorded at the request of:  
Guardian Northwest Title  
File Number: 115663

## Statutory Warranty Deed

115663

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Bouslog Investments, LLC, and JBK Investments, LLC, both Washington Limited Liability Companies for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION as part of an IRS 1031 Tax Deferred Exchange in hand paid, conveys and warrants to S/G Properties LP, a Washington limited partnership, as to 29.8% interest and SEAS Holding LLC, a Washington limited liability company, as to a 70.2% interest the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Section 3, Township 34 North, Range 3 East, W.M.; Portion of GL 1

Tax Parcel Number(s): P122073, 8054-000-004-0000

Lot 2D of Bay Ridge Business Park Binding Site Plan No. PL-03-0706, as recorded July 9, 2004 as Auditor's File No. 200407090108 and amended by Affidavit of Minor Correction recorded August 3, 2004 as Auditor's File No. 200408030057; being a portion of the Northeast ¼ of Section 3, Township 34 North, Range 3 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 6/15/2018

Bouslog Investments, LLC

John L. Bouslog  
By: John L. Bouslog, Manager

JBK Investments, LLC

Karla Ohrt  
By: Karla Ohrt, Managing Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20182615  
JUN 15 2018

Amount Paid \$ 7818.94  
Skagit Co. Treasurer  
By BT Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that John L. Bouslog and Karla Ohrt is the person who appeared before me, and said person acknowledged that He and She signed this instrument and acknowledged it as the Manager of Bouslog Investments LLC and Managing Member of JBK Investments LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 6/15/2018

Katie Hiekk

Eleanor Romero

Notary Public in and for the State of Washington

Residing at Washington Mt. VernonMy appointment expires: 1/07/2019 6/23/2021

## Exhibit A

## EXCEPTIONS:

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

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, 200510120152 and 201802200054.

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

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

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