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08/30/2018 03:51 PM Pages: 1 of 7 Fees: \$105.00
Skagit County Auditor

When Recorded Return to:

Anderson Hunter Law Firm, P.S.
ATTN: ACA
P. O. Box 5397
Everett, WA 98206

CHICAGO TITLE
620035472

STATUTORY WARRANTY DEED

Grantor: Lane Properties, LLC

Grantee: DL Skagit Properties, LLC

Legal Description (abbreviated): Lot(s): 3 and 4 SHORT PLAT NO. 19-77, TRACT 4A AND 6, SHORT PLAT NO. 20-77, TRACT 4B SURVEY AF856448 AND PTN GOV. LOT 9, 07-34-04

Assessor's Tax Parcel Nos: P23917, P24086, P24082 and P24084

THE GRANTOR, LANE PROPERTIES, LLC, for and in consideration of transfer to limited liability company with same beneficial owners, in hand paid, conveys and warrants to DL SKAGIT PROPERTIES, LLC, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

LEGAL DESCRIPTION DESCRIBED ON EXHIBIT A, EXCEPT AS SPECIFICALLY SET FORTH ON EXHIBIT B.

DATED this 5th day of July, 2018.

LANE PROPERTIES, LLC

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20183862
AUG 30 2018

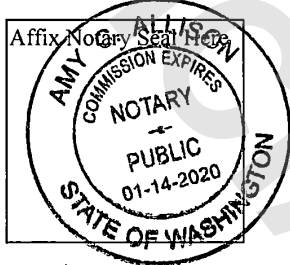
Amount Paid \$ 0
By HB Skagit Co. Treasurer Deputy


Thomas Lane, Manager

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

On this day personally appeared before me THOMAS LANE, to me known to be the Manager of LANE PROPERTIES, LLC, the corporation that executed the within and foregoing instrument, and acknowledged to me the said instrument was the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument for and on its behalf.

SUBSCRIBED AND SWORN TO before me by THOMAS LANE on this 5 day of July, 2018.



PRINTED NAME: Amy C Allison
NOTARY PUBLIC
in and for the State of Washington.
My commission expires: 1-14-20

EXHIBIT A

For APN/Parcel ID(s): P24086 / 340407-1-022-0407, P23917 / 340407-0-016-0001, P24082 / 340407-1-022-0001 and P24084 / 340407-1-022-0209

PARCEL A:

Tract 4, SHORT PLAT NO. 19-77, approved May 12, 1977 and recorded May 18, 1977 in Volume 2 of Short Plats, page 60 under Auditor's File No. 856677, records of Skagit County, Washington.

ALSO Tract 4-A, SHORT PLAT NO. 20-77, approved May 12, 1977 and recorded May 18, 1977 in Volume 2 of Short Plats, page 61 under Auditor's File No. 856678, records of Skagit County, Washington.

AND ALSO Tract 4-B of Survey recorded May 13, 1977 in Volume 2 of Surveys, page 29 under Auditor's File No. 856448, records of Skagit County, Washington.

EXCEPT from all of the above that portion thereof lying within the boundaries of that certain private road and utility easement as delineated on the face of said Short Plat No. 19-77, Short Plat No. 20-77 and Survey recorded under Auditor's File No. 856448 commonly known as Auto Blvd.

Situated in Skagit County, Washington.

PARCEL A.1:

A non-exclusive easement for ingress, egress and utilities over, under and across private road and utility easement commonly known as Auto Blvd as delineated on the face of SHORT PLAT NO. 19-77, approved May 12, 1977 and recorded May 18, 1977 in Volume 2 of Short Plats, page 60 under Auditor's File No. 856677, records of Skagit County, Washington, SHORT PLAT NO. 20-77, approved May 12, 1977 and recorded May 18, 1977 in Volume 2 of Short Plats, page 61 under Auditor's File No. 856678, records of Skagit County, Washington and Survey recorded May 13, 1977 in Volume 2 of Surveys, page 29 under Auditor's File No. 856448, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

That portion of the East Half of the West Half of Government Lot 9, Section 7, Township 34 North, Range 4 East, W.M., lying North of the County road along the North side of the dike. EXCEPT roads and dike rights of way, AND EXCEPT those portions thereof conveyed to the State of Washington for highway purposes by deeds recorded June 29, 1954, under Auditor's File Nos. 503354 and 503355, records of Skagit County, AND ALSO EXCEPT those portions of condemned and taken by the State of Washington in Skagit County Superior Court Cause No. 24797, AND ALSO EXCEPT the following described tract:

That portion of the East Half of the West Half of Government Lot 9, Section 7, Township 34 North, Range 4 East, W.M., lying Northerly of the following described line:

Beginning at the East Quarter corner of said Section 7;
Thence North 89 degrees 04'42" West, along the East-West centerline of said Section 7, 2,128.72 feet;
Thence South 0 degrees 55'18" West 827.21 feet to a point to be hereinafter referred to as Point "X";
Thence North 89 degrees 04'42" West, parallel with said East-West centerline 137.65 feet to an intersection with the West line of said East Half of the West Half of Government Lot 9, said intersection

EXHIBIT A

(continued)

being the true point of beginning of said line;
Thence South 89 degrees 04'42" East 137.65 feet to said Point "X";
Thence South 78 degrees 36'53" East 187 feet to an intersection with the Westerly line of the State
Highway right of way and the terminus of said line.

Situated in Skagit County, Washington.

PARCEL C:

Tract 6, SHORT PLAT NO. 20-77, approved May 12, 1977 and recorded May 18, 1977 in Volume 2 of
Short Plats, page 61 under Auditor's File No. 856678, records of Skagit County, Washington.

EXCEPT that portion along the Northerly and Northwesterly lines thereof, delineated as "Private Road and
Utilities Easement" on the face of said short plat.

Situated in Skagit County, Washington.

PARCEL C.1

A non-exclusive easement for ingress, egress and utilities over, under and across private road and utility
easement commonly known as Auto Blvd as delineated on the face of SHORT PLAT NO. 19-77,
approved May 12, 1977 and recorded May 18, 1977 in Volume 2 of Short Plats, page 60 under Auditor's
File No. 856677, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL D:

Tract 3, SHORT PLAT NO. 19-77, approved May 12, 1977 and recorded May 18, 1977 in Volume 2 of
Short Plats, page 60 under Auditor's File No. 856677, records of Skagit County, Washington.

EXCEPT that portion along the Northerly and Northwesterly lines thereof, delineated as "Private Road and
Utilities Easement" on the face of said short plat.

Situated in Skagit County, Washington.

PARCEL D.1:

A non-exclusive easement for ingress, egress and utilities over, under and across private road and utility
easement commonly known as Auto Blvd as delineated on the face of SHORT PLAT NO. 19-77,
approved May 12, 1977 and recorded May 18, 1977 in Volume 2 of Short Plats, page 60 under Auditor's
File No. 856677, records of Skagit County, Washington and SHORT PLAT NO. 20-77, approved May 12,
1977 and recorded May 18, 1977 in Volume 2 of Short Plats, page 61 under Auditor's File No. 856678,
records of Skagit County, Washington.

Situated in Skagit County, Washington.

END OF SCHEDULE A

EXHIBIT B
PERMITTED EXCEPTIONS

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: June 6, 2006
Recording No.: 769206
Affects: Portion of Parcels A and D

2. Condemnation of access to State Highway Number and of light, view and air by Decree in favor of the State of Washington:

Superior Case
Cause Number:
33544 County: Skagit
Date Entered: January 30, 1974
Affects: Parcels A and D

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SHORT PLAT NO. 19-77:

Recording No: 856677

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SHORT PLAT NO. 20-77:

Recording No: 856678

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SURVEY:

Recording No: 856448

6. Condemnation of access to State Highway Number 1 and of light, view and air by Decree in favor of the State of Washington:

Superior Case Cause
Number: 24797
County: Skagit

7. Relinquishment of all existing, future, or potential easements for access, light, view, and air AND of all rights of ingress, egress, and regress to, from, and between said premises and the highway (or highways) constructed on lands conveyed by Deed

Dated: April 13, 1954
Auditor's No.: 503354, records of Skagit County, WA
To: State of Washington

8. Relinquishment of all existing, future, or potential easements for access, light, view, and air AND of all rights of ingress, egress, and regress to, from, and between said premises and the highway (or highways) constructed on lands conveyed by Deed

Recorded: March 20, 1975
Auditor's No.: 814890, records of Skagit County, WA
To: State of Washington

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: May 1, 1979
Recording No.: 7905010008
Affects: Parcel C, the exact location and extent of said easement is undisclosed of record NOTE: Said easement was an amendment and supersedes easement recorded September 8, 1978, under Auditor's File No. 887017, records of Skagit County, Washington.

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: May 1, 1979
Recording No.: 7905010010 Affects: Portion of Parcel D

11. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: April 19, 1989
Recording No.: 8904190051

12. Assessments, if any, levied by I-5 Auto World Road Maintenance Association.
13. Assessments, if any, levied by City of Burlington.
14. City, county or local improvement district assessments, if any.