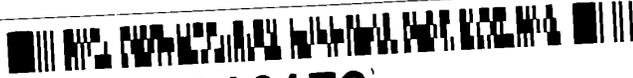


**When recorded return to:**  
Jon Small  
ALL PHASE HVAC, LLC  
230 Lila Lane  
Burlington, WA 98233



**201808310176**

08/31/2018 03:08 PM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620034205

**CHICAGO TITLE**  
*620034205*

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Lakeside Property LLC, a Washington limited liability company  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to ALL PHASE HVAC, LLC, a Washington limited liability  
company

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 4, PLAT OF NORTHSOUND COMMERCIAL PARK, according to the plat thereof recorded in  
Volume 12 of Plats, page 46, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P81258 / 4392-000-004-0004

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2018 3909  
AUG 31 2018

Amount Paid \$ 10,017.50  
Skagit Co. Treasurer  
By *MAM* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 28, 2018

Lakeside Property LLC

BY: [Signature]  
Dave Vopnford

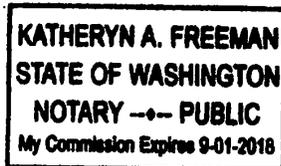
State of Washington  
county of Skagit

I certify that I know or have satisfactory evidence that Dave Vopnford

is are the person(s) who appeared before me, and said person acknowledged that (he) she/they signed this instrument, on oath stated that (he) she/they was authorized to execute the instrument and acknowledged it as the member of Lakeside Property, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: August 29, 2018

[Signature]  
Name: Kathryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: Snohomish co  
My appointment expires: 9.01.2018



**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 28, 2018

Lakeside Property LLC

BY: \_\_\_\_\_  
Dave Vopnford

BY: \_\_\_\_\_  
Kenneth Vopnford

BY: \_\_\_\_\_  
Kurt Drake

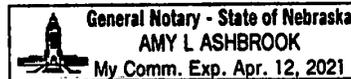
State of NE  
County of Douglas

I certify that I know or have satisfactory evidence that Kenneth Vopnford

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Representative of Lakeside Property, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 8-30-18

[Signature]  
Name: Amy L Ashbrook  
Notary Public in and for the State of NE  
Residing at: Omaha NE  
My appointment expires: 4-12-21



**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 28, 2018

Lakeside Property LLC

BY: \_\_\_\_\_  
Dave Vopnford

BY: \_\_\_\_\_  
Kenneth Vopnford

BY: *[Signature]*  
Kurt Drake

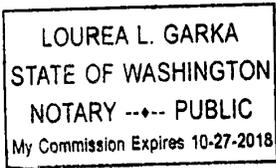
State of WA  
County of Skagit

I certify that I know or have satisfactory evidence that Kurt Drake

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the \_\_\_\_\_ of Lakeside Property, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: August 31, 2018

*[Signature]*  
Name: Laurea L Garka  
Notary Public in and for the State of WA  
Residing at: Arlington  
My appointment expires: 10/27/2018



**EXHIBIT "A"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 PLAT OF NORTHSOUND COMMERCIAL PARK:  
  
Recording No: 896646
2. 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 16, 1972  
Auditor's No.: 765415, records of Skagit County, WA  
To: State of Washington
3. Covenants, conditions, and restrictions contained in declaration of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;  
Recorded: April 11, 1979  
Auditor's No.: 7904110015, records of Skagit County, Washington
4. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;  
Recorded: April 11, 1979  
Auditor's No.: 7904110014, records of Skagit County, Washington  
Executed By: North Sound Corporation
5. City, county or local improvement district assessments, if any.
6. Assessments, if any, levied by City of Burlington.