

AFTER RECORDING RETURN TO:
Fisher Companies, Inc.
Attn: Robert Hayes
625 Fisher Lane
Burlington WA 98233

201811130058

11/13/2018 10:50 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Document Title: Bargain and Sale Deed
Grantor: Heritage Bank, a Washington state banking corporation
Grantee: ~~SEAS Holding LLC, a Washington state corporation~~
Abbreviated Legal Description: A portion of Tract A of Fisher Commercial Park Div. 1
Assessor's Tax Parcel ID#: 4462-000-007-0105; P82939

GUARDIAN NORTHWEST TITLE CO.

BARGAIN AND SALE DEED

116797

Grantor, Heritage Bank, a Washington state banking corporation, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, bargains, sells and conveys to ~~SEAS Holding LLC, a Washington state corporation~~ Grantee, the following described real estate, situated in the City of Burlington County of Skagit, State of Washington:

Tract A-2 of Short Plat No. BURL-1-83, approved February 10, 1984 and recorded February 14, 1984 in Volume 6 of Short Plats, page 218, under Auditor's File No. 8402140090, being a portion of Tract A of Plat of FISHER COMMERCIAL PARK DIV. NO. 1", as per plat recorded in Volume 13 of Plats, pages 82 and 83, records of Skagit County, Washington.

Subject to all covenants, easements, exclusions, restrictions and reservations of record.

DATED this 7th day of November, 2018.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20184986
NOV 13 2018

HERITAGE BANK

By: Lori Wicks

Lori Wicks

Its: SVP Bank Facilities Manager

Amount Paid \$23,679.⁰⁰
Skagit Co. Treasurer
By man Deputy

UNOFFICIAL DOCUMENT

STATE OF WASHINGTON)
COUNTY OF Pierce) ss.

I certify that I know or have satisfactory evidence that **Lori Wicks** is the person who appeared before me, and said person(acknowledged that he/she signed this instrument, on oath stated that he/she is authorized to execute the instrument and acknowledge it as the **SVP Bank Facilities Manager of Heritage Bank** to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated this 7 day of November, 2018.



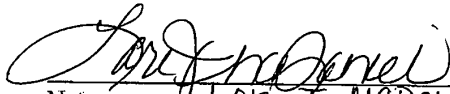

Notary name: Lori J. McDaniel
Notary Public in and for the State of WA
Residing at: Tacoma
My appointment expires: 07-19-2021

Exhibit A

EXCEPTIONS:

A. Relinquishment of right of access to State Highway and of light, view and air, under terms of Deeds to State of Washington, recorded June 18, 1954 and May 4, 1972, under Auditor's File Nos. 502900 and 767807.

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

Dated: June 13, 1979
Recorded: June 21, 1979
Auditor's No: 197906210005
Executed by: Frank Vervaart, et ux, et al

C. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Plat/Subdivision Name: Fisher Commercial Park Div. No. 1
Recorded: November 9, 1983
Auditor's No.: 198311090025

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, **and older Plats that have opted in**, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

D. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, 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. BURL-1-83
Recorded: February 14, 1984
Auditor's No.: 8402140090

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, **and older Plats that have opted in**, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

E. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Dated: September 14, 1984
Recorded: September 25, 1984
Auditor's No.: 8409250052
Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . . "

F. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: ALTA/NSPS Land Title Survey for Fisher Construction
Recorded: October 25, 2018
Job No.: 18076 – Sound Development Group

G. Any loss or damage, costs, attorney's fees, expenses, or questions due to power meter base with stand and distribution boxes encroaching upon adjoining parcel as disclosed on ALTA/NSPS Land Title Survey for Fisher Construction, dated October 25, 2018, issued by Sound Development, Job No. 18076.

H. Any loss or damage, costs, attorney's fees, expenses, or questions due to power vault encroaching upon adjoining parcel as disclosed on ALTA/NSPS Land Title Survey for Fisher Construction, dated October 25, 2018, issued by Sound Development, Job No. 18076.