

When recorded return to:
Padilla Bay Holdings LLC
1010 Roosevelt Avenue
Mount Vernon, WA 98273



201811290051

11/29/2018 11:59 AM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20185198
NOV 29 2018

Amount Paid \$ 8905.00
Skagit Co. Treasurer
By *BJ* Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620036408

CHICAGO TITLE
020036408

STATUTORY WARRANTY DEED

THE GRANTOR(S) Arnold M. Donovan, Jr., a married man, as his separate estate; and John A. Martin, a married man, as his separate estate; and Nancy D Martin, his spouse

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Padilla Bay Holdings LLC, a Washington limited liability company

the following described real estate, situated in the County of Skagit, State of Washington:
Lots 63 and 64, "PARKER BUSINESS CENTER", according to the plat thereof recorded in Volume 11 of Plats, pages 91 through 96, inclusive, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P80423/ 4367-000-064-0002, P80422/ 4367-000-063-0003

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: November 16, 2018

x Arnold M. Donovan, Jr.
Arnold M. Donovan, Jr.

John A. Martin
John A. Martin

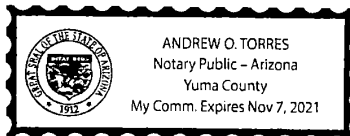
Nancy D. Martin
Nancy D. Martin

State of AZ
Yuma County of YUMA

I certify that I know or have satisfactory evidence that ARNOLD M. DONOVAN JR is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 11/21/2018

Andrew O. Torres
Name: ANDREW O. TORRES
Notary Public in and for the State of AZ
Residing at: YUMA
My appointment expires: 11/7/2021



INDIVIDUAL ACKNOWLEDGMENT

State of Washington
County of Skagit

I, Katheryn A. Freeman Notary public in and for the State of Washington,
do hereby certify that on this day personally appeared before me _____

John A. Martin and Nancy D. Martin

to me known proven to be the individual S described in and who executed the within
instrument and acknowledged that he/she signed the as his/her free and voluntary act and
deed for the uses and purposes herein mentioned.

Given under my hand and official seal as of this date: November 27, 2018

Notary Public State of Washington Katheryn A Freeman Commission No. 149913 My Commission Expires 09-01-2022	<u>Katheryn A. Freeman</u> Notary Public signature
	<u>Katheryn A. Freeman</u> Notary Public name printed

My appointment expires: 9-01-2022

This acknowledgment is attached to a Warranty Deed
consisting of 5 pages.

Notary comments:

EXHIBIT "A"

Exceptions
(continued)

SPECIAL EXCEPTIONS

1. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: September 11, 1962
 Auditor's No(s): 626076, records of Skagit County, Washington
 In favor of: Cascade Natural Gas Corporation
 For: A pipeline or pipelines
 Affects: Exact location and extent of easement is undisclosed of record

2. Covenants, conditions, restrictions and easements 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: May 19, 1978
 Recording No.: 879820

 Modification(s) of said covenants, conditions and restrictions

 Recording Date: January 20, 1981
 Recording No.: 8101200041; 8501310044; 8808230079

3. 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 face of said PLAT PARKER BUSINESS CENTER:

 Recording No: 869706 in Volume 11 of Plats, pages 91 through 96

4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
 Recorded: May 19, 1978 and January 31, 1985
 Auditor's No(s): 879820 and 8501310044, records of Skagit County, Washington
 Imposed By: Parker Business Center Association

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

 Granted to: Puget Sound Energy, Inc.
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances

EXHIBIT "A"Exceptions
(continued)

Recording Date: June 28, 1999
Recording No.: 9906280026
Affects: North 10 feet of said premises

6. Record of Survey

Recording Date: March 9, 1999
Recording No.: 9903090034

7. Unrecorded leasehold interests, rights of tenants and parties in possession, rights of vendors to remove trade fixtures and rights of those parties secured under the Uniform Commercial Code, if any.
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by City of Mount Vernon.
10. Assessments, if any, levied by Parker Business Center Association.
11. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey prepared by Lisser & Associates, PLLC, dated October 26, 2018, designated Job No. 18-118

Matters shown:

- A. Fuel pumping structure lies within the easement area of that easement for utilities recorded under instrument nos. 879820 and 8501310044
- B. Unrecorded easements for storm drain, sanitary sewer, gas and water