



201811300087

11/30/2018 03:20 PM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

When recorded return to:
BLA Investments
16559 Country Club Drive
Burlington, WA 98233

Recorded at the request of:
Guardian Northwest Title
File Number: 116857

Statutory Warranty Deed

116857

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Rodney D. Johnson and Jennifer D. Johnson, husband and wife 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 BLA Investments L.L.C., a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Ptn. Tract 49, Burlington Acreage (aka Tract 3 SP 40-77)

For Full Legal See Attached Exhibit "A"

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 described in Exhibit "B" attached hereto.

Tax Parcel Number(s): P62643, 3867-000-049-2807

Dated 11/30/18

Rodney D. Johnson
Rodney Johnson
D.
mm

Jennifer D. Johnson
Jennifer Johnson
D.
mm

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20185245
NOV 30 2018

Amount Paid \$ 5790.⁰⁰
Skagit Co. Treasurer
By HB Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Rodney Johnson and Jennifer Johnson, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 11/30/18

Mary Miller
Printed Name: Mary Miller
Notary Public in and for the State of Washington
Residing at Stanwood
My appointment expires: 01/19/2022



EXHIBIT A

Tract 3 of Skagit County Short Plat No. 40-77, approved July 20, 1977 and recorded July 21, 1977 in Book 2 of Short Plats, page 88, under Auditor's File No. 861106, being a portion of Tract 49, "PLAT OF THE BURLINGTON ACREAGE PROPERTY" as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington.

TOGETHER WITH AN undivided 1/3rd interest in the following described tract:

That portion of the South 332 feet of Tract 49, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, lying within a strip of land 25 feet in width, the Easterly line of which is contiguous to the following described right of way line:

Beginning at a point opposite Highway Engineer's Station 330 + 50 on the centerline survey of State Highway Route No. 5, Skagit River to Jct. SR 20, and 175 feet Westerly therefrom; thence Northeasterly to a point opposite Highway Engineer's Station 334 + 93.95 on said centerline survey and 119.51 feet Westerly therefrom and the end of this right of way line description.

Situate in the County of Skagit, State of Washington.

Exhibit B**EXCEPTIONS:**

A. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington:

Recorded: August 19, 1954, March 29, 1972 and July 31, 1978
Auditor's No.: 505354, 766261 and 884556

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: State of Washington
Recorded: March 30, 1972
Auditor's No. 766262
Purpose: Construction of access road and relocation of water lines
Area Affected: Nardone Court

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:

Name: Short Plat 40-77
Recorded: July 21, 1977
Auditor's No.: 861106

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation, its successors and assigns
Recorded: August 9, 1988
Auditor's No. 8808090026
Purpose: Pipeline or pipelines for the transportation of oil, gas and the products thereof
Area Affected: A portion of the subject property