



**201812280089**

12/28/2018 03:16 PM Pages: 1 of 20 Fees: \$118.00  
Skagit County Auditor

FILED FOR RECORD AT THE  
REQUEST OF/RETURN TO:

Diane Steen  
895 Nevitt Road  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20185637

DEC 28 2018

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

**QUITCLAIM DEED FOR BOUNDARY LINE ADJUSTMENT**

Grantor (s) PHANTOM GROUP, LLC, a Washington limited liability company  
BELLWEATHER PROPERTIES, LLC, a Washington limited liability company  
GARY A. STEEN and DIANE M. STEEN, husband and wife  
Grantee (s) PHANTOM GROUP, LLC, a Washington limited liability company  
BELLWEATHER PROPERTIES, LLC, a Washington limited liability company  
GARY A. STEEN and DIANE M. STEEN, husband and wife

Abbreviated Legal:

Additional Legal on page(s): Pages 8 -10, 12-19

Assessor's Tax Parcel No's: 8002-000-001-0000 / P105936  
8002-000-002-0001 / P105937  
350432-0-010-0005 / P38176  
350429-3-004-0700 / P119259

**IDENTIFICATION OF PROPERTY**

The GRANTORS are the owners of the following parcels of property:

**PHANTOM GROUP, LLC PARCEL**

PHANTOM GROUP, LLC, a Washington limited liability company, is the owner of the following described parcels (hereinafter described as the "PHANTOM PARCEL"):

See attached Exhibit "A"

Assessor's Parcel Numbers P105936, P105937  
Situate in the City of Burlington, Skagit County, Washington.

**BELLWEATHER PROPERTIES, LLC PARCEL**

BELLWEATHER PROPERTIES, LLC, a Washington limited liability company, is the owner of the following described parcel (hereinafter described as the "**BELLWEATHER PARCEL**");

See attached Exhibit "B"

Assessor's Parcel Number P38176.  
Situate in the City of Burlington, Skagit County, Washington.

**GARY A. STEEN & DIANE M. STEEN PARCEL**

GARY A. STEEN and DIANE M. STEEN, husband and wife, are the owners of the following described parcel (hereinafter described as the "**STEEN PARCEL**");

See attached Exhibit "C"

Assessor's Parcel Number P119259.  
Situate in the City of Burlington, Skagit County, Washington.

The Grantors' parcels prior to boundary line adjustment are as depicted on the attached Exhibit "D".

**BOUNDARY LINE ADJUSTMENT**

**WHEREAS:** PHANTOM GROUP, LLC, a Washington limited liability company, BELLWEATHER PROPERTIES, LLC, a Washington limited liability company, and GARY A. STEEN and DIANE M. STEEN, husband and wife, wish to adjust their respective properties through a boundary line adjustment:

**NOW THEREFORE,** THE GRANTORS, PHANTOM GROUP, LLC, a Washington limited liability company, BELLWEATHER PROPERTIES, LLC, a Washington limited liability company, and GARY A. STEEN and DIANE M. STEEN, husband and wife (collectively, the "Grantors"), for \$10 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and for the purposes of clearing title to and to establish new boundary lines between parcels owned by Grantors and Grantees, do hereby convey and quitclaim to PHANTOM GROUP, LLC, a Washington limited liability

company, BELLWEATHER PROPERTIES, LLC, a Washington limited liability company, and GARY A. STEEN and DIANE M. STEEN, husband and wife (collectively, the "Grantees") the following described parcels of real property together with all after-acquired title of the Grantors therein, to the Grantee(s) identified for each parcel set forth below:

To Grantee: PHANTOM GROUP, LLC, a Washington limited liability company

See attached Exhibit "E"

Situate in Burlington, Skagit County, Washington

SUBJECT TO AND TOGETHER WITH, easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

To Grantee: BELLWEATHER PROPERTIES, LLC, a Washington limited liability company

See attached Exhibit "F";

Situate in Burlington, Skagit County, Washington

SUBJECT TO AND TOGETHER WITH, easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

To Grantees: GARY A. STEEN and DIANE M. STEEN, husband and wife

See attached Exhibit "G";

Situate in Burlington, Skagit County, Washington

SUBJECT TO AND TOGETHER WITH, easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

These boundary line adjustments are not for the purpose of creating an additional building lot.

The Grantee's parcels after the boundary line adjustment are as depicted on the attached Exhibit "H".

### **RESERVATION OF EASEMENT**

RESERVATION OF EASEMENT: GARY A. STEEN and DIANE M. STEEN, husband and wife, do hereby reserve for themselves and their successors in interest, a non-exclusive easement for ingress, egress, and utilities, over, under and across that property transferred from GARY A. STEEN and DIANE M. STEEN to PHANTOM GROUP, LLC and BELLWEATHER PROPERTIES, LLC hereunder, Situate in Burlington, Skagit County, Washington.

Quitclaim Deed for Boundary Line Adjustment

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**GRANT OF EASEMENTS**

GRANT OF EASEMENTS: The Grantors also hereby agree to grant the following easements:

**PHANTOM GROUP, LLC GRANT OF EASEMENT**

PHANTOM GROUP, LLC, a Washington limited liability company, as Grantor, for \$10 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and in consideration of the mutual covenants and promises herein, does hereby convey and quitclaim to BELLWEATHER PROPERTIES, LLC, a Washington limited liability company, as Grantee, the following described non-exclusive easement over real estate situate in the County of Skagit, state of Washington, to-wit: that property described as:

A non-exclusive easement for ingress and egress, over, under and across the West 218.27 feet of the North 20 feet of the STEEN PARCEL as described in the attached Exhibit "C".

Situate in Burlington, Skagit County, Washington.

**BELLWEATHER PROPERTIES, LLC EASEMENT TO PHANTOM PARCEL**

BELLWEATHER PROPERTIES, LLC, a Washington limited liability company, as Grantor, for \$10 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and in consideration of the mutual covenants and promises herein, does hereby convey and quitclaim to PHANTOM GROUP, LLC, a Washington limited liability company, as Grantee, the following described non-exclusive easement over real estate situate in the County of Skagit, state of Washington, to-wit: that property described as:

A non-exclusive easement for ingress and egress, over, under and across the West 270 feet of the STEEN PARCEL as described in the attached Exhibit "C".

Situate in Burlington, Skagit County, Washington.

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*(Signature pages follow.)*

DATED this 7<sup>th</sup> day of December, 2018.

PHANTOM GROUP, LLC

By:   
DIANE M. STEEN, Its Manager

BELLWEATHER PROPERTIES, LLC

By:   
DIANE M. STEEN, Its Manager

GARY A. STEEN and DIANE M. STEEN, husband and wife

  
GARY A. STEEN

  
DIANE M. STEEN

THE FOREGOING QUITCLAIM DEED ADJUSTING BOUNDARY LINES IS HEREBY  
APPROVED THIS 13<sup>th</sup> DAY OF DECEMBER 2018.

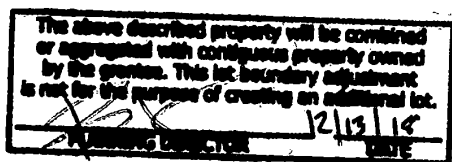
CITY OF BURLINGTON

By BRAD JOHNSON

Its SENIOR PLANNER

SUBJECT TO CONDITIONS OF  
APPROVAL ON FILE WITH  
THE CITY UNDER PERMIT  
# BLA 2-18





State of Washington )  
 ) ss  
County of Skagit )

I certify that I know or have satisfactory evidence that GARY A. STEEN is the person who appeared before me and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 12-7-18

Ze 7 B 1 c

(Signature)

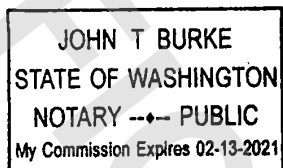
NOTARY PUBLIC

**JOHN T. BURKE**

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Print Name of Notary

My appointment expires: 2-13-2021

[illegible]

I certify that I know or have satisfactory evidence that DIANE M. STEEN is the person who appeared before me and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 12-7-18

Levke

(Signature)

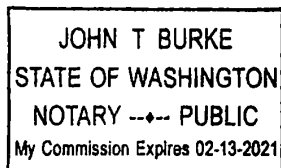
NOTARY PUBLIC

**JOHN T. BURKE**

# JOHN T. BURKE

Print Name of Notary

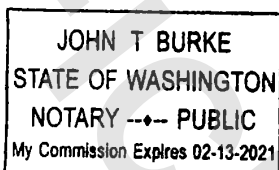
My appointment expires: 2-13-2021




State of Washington )  
 ) ss  
County of Skagit )

I certify that I know or have satisfactory evidence that DIANE M. STEEN is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the MANAGER of PHANTOM GROUP, LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 12-7-18



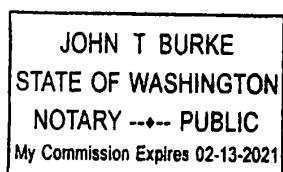
  
(Signature)  
NOTARY PUBLIC  
**JOHN T. BURKE**

Print Name of Notary  
My appointment expires: 2-13-2021

[illegible]

I certify that I know or have satisfactory evidence that DIANE M. STEEN is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the MANAGER of BELLWEATHER PROPERTIES, LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 12-7-18



(Signature)  
NOTARY PUBLIC  
**JOHN T. BURKE**

Print Name of Notary \_\_\_\_\_  
My appointment expires: 2-13-2021

**Exhibit "A"****Legal Description for PHANTOM GROUP, LLC Parcel prior to BLA**

Tracts 1 and 2 of "BURLINGTON HILL BUSINESS PARK BINDING SITE PLAN", approved September 7, 1994, recorded September 8, 1994, in Volume 11 of Short Plats, pages 109 through 112, under Auditor's File No. 9409080052, records of Skagit County, Washington, being a portion of the Southwest  $\frac{1}{4}$  of Section 29, Township 35 North, Range 4 East, W.M.;

TOGETHER WITH a non-exclusive easement for ingress, egress, drainage, and utilities across the West 30 feet of Tract 3 of said "BURLINGTON HILL BUSINESS PARK BINDING SITE PLAN."

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, liens, leases, court causes and other instruments of record.

Situate in the City of Burlington, County of Skagit, State of Washington.



**Exhibit "B"****Legal Description for BELLWEATHER PROPERTIES, LLC Parcel prior to BLA**PARCEL "A":

The Northerly 369.67 feet of that portion of the East  $\frac{1}{2}$  of the West  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of Section 32, Township 35 North, Range 4 East, W.M., lying West of the Great Northern Railway Company right of way and East of the right of way conveyed to Pacific Northwest Traction Company by deed recorded in Volume 87 of Deeds, page 599, under Auditor's File No. 88568, EXCEPT a strip of land as conveyed to the Town of Burlington, by deed dated August 11, 1934 and recorded January 5, 1935 in Volume 166 of deeds, page 434, under Auditor's File No. 266815.

PARCEL "B":

That portion of the West  $\frac{1}{2}$  of the West  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of Section 32, Township 35 North, Range 4 East, W.M., lying North of the following described line:

Beginning at a point on the West line of said Section that is 368.59 feet South of the Northwest corner thereof; thence South  $89^{\circ}06'$  East to the East line of said subdivision and the terminus of said line, EXCEPT that portion thereof lying East of the following described line:

Beginning at a point on the North line of said Northwest  $\frac{1}{4}$  that is 9.71 chains (640.86 feet) East of the Northwest corner thereof; thence South to a point on the South line of said Northwest  $\frac{1}{4}$  that is 9.74 chains (642.84 feet) East of the Southwest corner thereof.

ALSO EXCEPT that portion thereof lying within the boundaries of the State Highway running along the West line thereof, as conveyed to the State of Washington by documents recorded under Auditor's File No. 284054 and 570005, records of Skagit county, Washington.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: Paragraphs A through D, inclusive, Schedule B-1 of Land Title Company's Preliminary Commitment for Title Insurance No. P-88981.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

All situate in the City of Burlington, County of Skagit, State of Washington.

**Exhibit "C"**  
**Legal Description for STEEN Parcel prior to BLA**

The South 40 feet of that portion of the following described tract lying Westerly of the Burlington Northern Railroad right-of-way as described in document recorded under Auditor's File No. 8907130033, records of Skagit County, Washington:

That portion of the Southwest 1/4 of Section 29, Township 35 North, Range 4 East, W.M., described as follows:

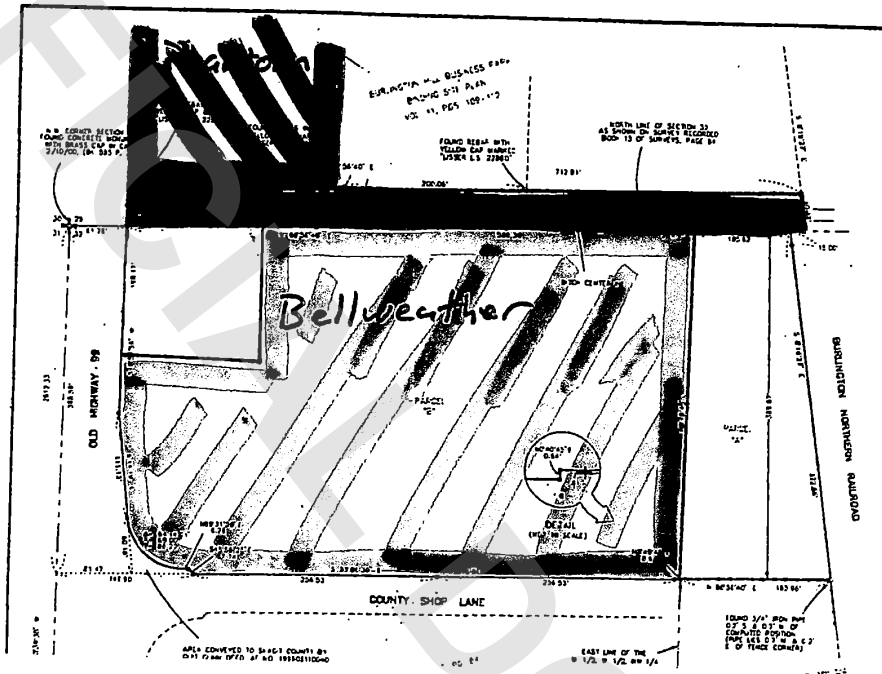
Beginning at the intersection of a line drawn parallel with and distant 30 feet Southerly of, as measured at right angles to, the East-West centerline of said Section 29 and a line drawn parallel with and distant 66.0 feet Easterly of, as measured at right angles to, the centerline of State Road No. 1 as located and constructed on July 13, 1989; thence Southerly parallel with said centerline of State Road No. 1, a distance of 141.1 feet; thence Westerly at right angles to the last described course, a distance of 16 feet; thence Southerly along a line drawn parallel with and distant 50.0 feet Easterly of, as measured at right angles to, said State Road No. 1 centerline to the South line of said Section 29; thence East along the South line of said Section 29 to the Southeast corner of the said Southwest 1/4; thence North along the East line of said Southwest 1/4 to the Northeast corner thereof; thence West along the North line of said Southwest 1/4 to the Westerly line of the main track of the Burlington Northern Railroad Company; thence South along the Westerly line of said main track to the point of intersection with a line drawn parallel with and distant 30.0 feet Southerly of, as measured at right angles to, the East-West centerline of Section 29; thence Westerly along said line drawn parallel with the East-West centerline to the point of beginning; EXCEPT all road and ditch rights-of-way; AND ALSO EXCEPT that portion thereof lying within the boundaries of the Burlington Northern Railroad Company's railroad right-of-way, as said right-of-way is described and defined in document recorded under Auditor's File No. 8907130033, records of Skagit County, Washington; AND ALSO EXCEPT that portion conveyed to Lester H. Gear by deed dated April 10, 1903, recorded April 11, 1903 in Volume 49 of Deeds, page 569, under Auditor's File No. 3741, records of Skagit County, Washington, described as follows:

Beginning at a point on the East line of said Southwest 1/4 where the South trunk of a certain ditch, as located on said April 10, 1903, between the Southwest 1/4 and the Northwest 1/4 of said Section 29, intersects said East line; run thence West along the bank of said ditch as then located to the West line of said Section 29; thence South 20 feet; thence East 20 feet distant from the South bank of said ditch to the East line of said Southwest 1/4; thence North 20 feet to the place of beginning.

(Also shown as that portion of Burlington Hill Business Park Binding Site Plan lying South of Lots 2, 3 and Z)

Situate in the City of Burlington, County of Skagit, State of Washington.

**Exhibit "D"**  
**Depiction of Grantors Parcels prior to BLA**



**Exhibit "E"****Legal Description for PHANTOM GROUP, LLC Parcel after BLA**

Tracts 1 and 2 of "BURLINGTON HILL BUSINESS PARK BINDING SITE PLAN", approved September 7, 1994, recorded September 8, 1994 in Volume 11 of Short Plats, pages 109 through 112, under Auditor's File No. 9409080052, records of Skagit County, Washington, being a portion of the Southwest 1/4 of Section 29, Township 35 North, Range 4 East, W.M.;

TOGETHER WITH a non-exclusive easement for ingress, egress, drainage and utilities across the West 30 feet of Tract 3 of said "BURLINGTON HILL BUSINESS PARK BINDING SITE PLAN."

SUBJECT TO: Paragraphs A through K, inclusive of Schedule B-1 of First American Title Company's Preliminary Commitment for Title Insurance No. B62429.

TOGETHER WITH the West 218.27 feet of the North 20 feet of the following described tract:

The South 40 feet of that portion of the following described tract lying Westerly of the Burlington Northern Railroad right-of-way as described in document recorded under Auditor's File No. 8907130033, records of Skagit County, Washington:

That portion of the Southwest 1/4 of Section 29, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of a line drawn parallel with and distant 30 feet Southerly of, as measured at right angles to, the East-West centerline of said Section 29 and a line drawn parallel with and distant 66.0 feet Easterly of, as measured at right angles to, the centerline of State Road No. 1 as located and constructed on July 13, 1989; thence Southerly parallel with said centerline of State Road No. 1, a distance of 141.1 feet; thence Westerly at right angles to the last described course, a distance of 16 feet; thence Southerly along a line drawn parallel with and distant 50.0 feet Easterly of, as measured at right angles to, said State Road No. 1 centerline to the South line of said Section 29; thence East along the South line of said Section 29 to the Southeast corner of the said Southwest 1/4; thence North along the East line of said Southwest 1/4 to the Northeast corner thereof; thence West along the North line of said Southwest 1/4 to the Westerly line of the main track of the Burlington Northern Railroad Company; thence South along the Westerly line of said main track to the point of intersection with a line drawn parallel with and distant 30.0 feet Southerly of, as measured at right angles to, the East-West centerline of Section 29; thence Westerly along said line drawn parallel with the East-West centerline to the point of beginning; EXCEPT all road and ditch rights-of-way; AND ALSO EXCEPT that portion thereof

lying within the boundaries of the Burlington Northern Railroad Company's railroad right-of-way, as said right-of-way is described and defined in document recorded under Auditor's File No. 8907130033, records of Skagit County, Washington; AND ALSO EXCEPT that portion conveyed to Lester H. Gear by deed dated April 10, 1903, recorded April 11, 1903 in Volume 49 of Deeds, page 569, under Auditor's File No. 3741, records of Skagit County, Washington, described as follows:

Beginning at a point on the East line of said Southwest 1/4 where the South trunk of a certain ditch, as located on said April 10, 1903, between the Southwest 1/4 and the Northwest 1/4 of said Section 29, intersects said East line; run thence West along the bank of said ditch as then located to the West line of said Section 29; thence South 20 feet; thence East 20 feet distant from the South bank of said ditch to the East line of said Southwest 1/4; thence North 20 feet to the place of beginning.

(Also shown as that portion of Burlington Hill Business Park Binding Site Plan lying South of Lots 2, 3 and Z)

TOGETHER WITH a non-exclusive easement for ingress and egress, over, under and across the West 270 feet of the STEEN PARCEL as described in the attached Exhibit "C".

AND ALSO SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Burlington, County of Skagit, State of Washington.

**Exhibit "F"****Legal Description for BELLWEATHER PROPERTIES, LLC Parcel after BLA****PARCEL "A":**

The Northerly 369.67 feet of that portion of the East  $\frac{1}{2}$  of the West  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of Section 32, Township 35 North, Range 4 East, W.M., lying West of the Great Northern Railway Company right of way and East of the right of way conveyed to Pacific Northwest Traction Company by deed recorded in Volume 87 of Deeds, page 599, under Auditor's File No. 88568, EXCEPT a strip of land as conveyed to the Town of Burlington, by deed dated August 11, 1934 and recorded January 5, 1935 in Volume 166 of deeds, page 434, under Auditor's File No. 266815.

Situate in the County of Skagit, State of Washington.

**PARCEL "B":**

That portion of the West  $\frac{1}{2}$  of the West  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of Section 32, Township 35 North, Range 4 East, W.M., lying North of the following described line:

Beginning at a point on the West line of said Section that is 368.59 feet South of the Northwest corner thereof; thence South  $89^{\circ}06'$  East to the East line of said subdivision and the terminus of said line, EXCEPT that portion thereof lying East of the following described line:

Beginning at a point on the North line of said Northwest  $\frac{1}{4}$  that is 9.71 chains (640.86 feet) East of the Northwest corner thereof; thence South to a point on the South line of said Northwest  $\frac{1}{4}$  that is 9.74 chains (642.84 feet) East of the Southwest corner thereof.

ALSO EXCEPT that portion thereof lying within the boundaries of the State Highway running along the West line thereof, as conveyed to the State of Washington by documents recorded under Auditor's File No. 284054 and 570005, records of Skagit county, Washington.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: Paragraphs A through D, inclusive, Schedule B-1 of Land Title Company's Preliminary Commitment for Title Insurance No. P-88981.

**PARCEL "C":**

TOGETHER WITH the following described tract (the "Road Parcel"):

The South 40 feet of that portion of the following described tract lying Westerly of the

Burlington Northern Railroad right-of-way as described in document recorded under Auditor's File No. 8907130033, records of Skagit County, Washington:

That portion of the Southwest 1/4 of Section 29, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of a line drawn parallel with and distant 30 feet Southerly of, as measured at right angles to, the East-West centerline of said Section 29 and a line drawn parallel with and distant 66.0 feet Easterly of, as measured at right angles to, the centerline of State Road No. 1 as located and constructed on July 13, 1989; thence Southerly parallel with said centerline of State Road No. 1, a distance of 141.1 feet; thence Westerly at right angles to the last described course, a distance of 16 feet; thence Southerly along a line drawn parallel with and distant 50.0 feet Easterly of, as measured at right angles to, said State Road No. 1 centerline to the South line of said Section 29; thence East along the South line of said Section 29 to the Southeast corner of the said Southwest 1/4; thence North along the East line of said Southwest 1/4 to the Northeast corner thereof; thence West along the North line of said Southwest 1/4 to the Westerly line of the main track of the Burlington Northern Railroad Company; thence South along the Westerly line of said main track to the point of intersection with a line drawn parallel with and distant 30.0 feet Southerly of, as measured at right angles to, the East-West centerline of Section 29; thence Westerly along said line drawn parallel with the East-West centerline to the point of beginning; EXCEPT all road and ditch rights-of-way; AND ALSO EXCEPT that portion thereof lying within the boundaries of the Burlington Northern Railroad Company's railroad right-of-way, as said right-of-way is described and defined in document recorded under Auditor's File No. 8907130033, records of Skagit County, Washington; AND ALSO EXCEPT that portion conveyed to Lester H. Gear by deed dated April 10, 1903, recorded April 11, 1903 in Volume 49 of Deeds, page 569, under Auditor's File No. 3741, records of Skagit County, Washington, described as follows:

Beginning at a point on the East line of said Southwest 1/4 where the South trunk of a certain ditch, as located on said April 10, 1903, between the Southwest 1/4 and the Northwest 1/4 of said Section 29, intersects said East line; run thence West along the bank of said ditch as then located to the West line of said Section 29; thence South 20 feet; thence East 20 feet distant from the South bank of said ditch to the East line of said Southwest 1/4; thence North 20 feet to the place of beginning.

(Also shown as that portion of Burlington Hill Business Park Binding Site Plan lying South of Lots 2, 3 and Z)

EXCEPT THE West 218.27 feet of the North 20 feet of the "Road Parcel" as described immediately above.

AND ALSO EXCEPT THE East 122.12 feet of the "Road Parcel" as described immediately above.

AND ALSO TOGETHER WITH a non-exclusive easement for ingress and egress over, under, across the West 218.27 feet of the North 20 feet of the "Road Parcel" as described immediately above.

AND ALSO SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Burlington, County of Skagit, State of Washington.



**Exhibit "G"**  
**Legal Description for STEEN Parcel after BLA**

The East 122.12 feet of the following described parcel:

The South 40 feet of that portion of the following described tract lying Westerly of the Burlington Northern Railroad right-of-way as described in document recorded under Auditor's File No. 8907130033, records of Skagit County, Washington:

That portion of the Southwest 1/4 of Section 29, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of a line drawn parallel with and distant 30 feet Southerly of, as measured at right angles to, the East-West centerline of said Section 29 and a line drawn parallel with and distant 66.0 feet Easterly of, as measured at right angles to, the centerline of State Road No. 1 as located and constructed on July 13, 1989; thence Southerly parallel with said centerline of State Road No. 1, a distance of 141.1 feet; thence Westerly at right angles to the last described course, a distance of 16 feet; thence Southerly along a line drawn parallel with and distant 50.0 feet Easterly of, as measured at right angles to, said State Road No. 1 centerline to the South line of said Section 29; thence East along the South line of said Section 29 to the Southeast corner of the said Southwest 1/4; thence North along the East line of said Southwest 1/4 to the Northeast corner thereof; thence West along the North line of said Southwest 1/4 to the Westerly line of the main track of the Burlington Northern Railroad Company; thence South along the Westerly line of said main track to the point of intersection with a line drawn parallel with and distant 30.0 feet Southerly of, as measured at right angles to, the East-West centerline of Section 29; thence Westerly along said line drawn parallel with the East-West centerline to the point of beginning; EXCEPT all road and ditch rights-of-way; AND ALSO EXCEPT that portion thereof lying within the boundaries of the Burlington Northern Railroad Company's railroad right-of-way, as said right-of-way is described and defined in document recorded under Auditor's File No. 8907130033, records of Skagit County, Washington; AND ALSO EXCEPT that portion conveyed to Lester H. Gear by deed dated April 10, 1903, recorded April 11, 1903 in Volume 49 of Deeds, page 569, under Auditor's File No. 3741, records of Skagit County, Washington, described as follows:

Beginning at a point on the East line of said Southwest 1/4 where the South trunk of a certain ditch, as located on said April 10, 1903, between the Southwest 1/4 and the Northwest 1/4 of said Section 29, intersects said East line; run thence West along the bank of said ditch as then located to the West line of said Section 29; thence South 20 feet; thence East 20 feet distant from the South bank of said ditch to the East line of said Southwest 1/4; thence North 20 feet to the place of beginning.

(Also shown as that portion of Burlington Hill Business Park Binding Site Plan lying South of Lots 2, 3 and Z)

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities, over, under, and across the South 40 feet of that portion of the following described tract lying 122.12 feet Westerly of the Burlington Northern Railroad right-of-way as described in document recorded under Auditor's File No. 8907130033, records of Skagit County, Washington:

That portion of the Southwest 1/4 of Section 29, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of a line drawn parallel with and distant 30 feet Southerly of, as measured at right angles to, the East-West centerline of said Section 29 and a line drawn parallel with and distant 66.0 feet Easterly of, as measured at right angles to, the centerline of State Road No. 1 as located and constructed on July 13, 1989; thence Southerly parallel with said centerline of State Road No. 1, a distance of 141.1 feet; thence Westerly at right angles to the last described course, a distance of 16 feet; thence Southerly along a line drawn parallel with and distant 50.0 feet Easterly of, as measured at right angles to, said State Road No. 1 centerline to the South line of said Section 29; thence East along the South line of said Section 29 to the Southeast corner of the said Southwest 1/4; thence North along the East line of said Southwest 1/4 to the Northeast corner thereof; thence West along the North line of said Southwest 1/4 to the Westerly line of the main track of the Burlington Northern Railroad Company; thence South along the Westerly line of said main track to the point of intersection with a line drawn parallel with and distant 30.0 feet Southerly of, as measured at right angles to, the East-West centerline of Section 29; thence Westerly along said line drawn parallel with the East-West centerline to the point of beginning; EXCEPT all road and ditch rights-of-way; AND ALSO EXCEPT that portion thereof lying within the boundaries of the Burlington Northern Railroad Company's railroad right-of-way, as said right-of-way is described and defined in document recorded under Auditor's File No. 8907130033, records of Skagit County, Washington; AND ALSO EXCEPT that portion conveyed to Lester H. Gear by deed dated April 10, 1903, recorded April 11, 1903 in Volume 49 of Deeds, page 569, under Auditor's File No. 3741, records of Skagit County, Washington, described as follows:

Beginning at a point on the East line of said Southwest 1/4 where the South trunk of a certain ditch, as located on said April 10, 1903, between the Southwest 1/4 and the Northwest 1/4 of said Section 29, intersects said East line; run thence West along the bank of said ditch as then located to the West line of said Section 29; thence South 20 feet; thence East 20 feet distant from the South bank of said ditch to the East line of said Southwest 1/4; thence North 20 feet to the place of beginning.

(Also shown as that portion of Burlington Hill Business Park Binding Site Plan lying South of Lots 2, 3 and Z)

AND ALSO SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Burlington, County of Skagit, State of Washington.

**Exhibit "H"**  
**Depiction of Grantees Parcels after BLA**

