


When recorded return to:
Bret Thornton
Thornton Ventures Holding LLC
18148 W Big Lake Blvd
Mount Vernon, WA 98274


201905310089
05/31/2019 01:27 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.: 620037861

CHICAGO TITLE
620037861

STATUTORY WARRANTY DEED

THE GRANTOR(S) Timothy B. White, a married person as his separate property
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration as part
of an IRS 1031 Tax Deferred Exchange
in hand paid, conveys, and warrants to Thornton Ventures Holding LLC, a Washington limited liability
company

the following described real estate, situated in the County of Skagit, State of Washington:

Unit A-103, Advantage Business Park Condominium, a condominium, according to the Declaration
thereof recorded June 1, 2005, under Auditors File No. 200506010111, and Survey Map and Plans
recorded June 1, 2005, under Auditors File No. 200506010112, records of Skagit County,
Washington.

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

Tax Parcel Number(s): P122967 / 4861-000-103-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 2082
MAY 31 2019

Amount Paid \$ 5,879.00
Skagit Co. Treasurer
By *mem* Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: May 30, 2019

Timothy B. White

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Timothy B. White 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 this instrument.

Dated: 5/30/19

Name: Kelli
Notary Public in and for the State of WA
Residing at: Sedro Woolley
My appointment expires: 6/19/21

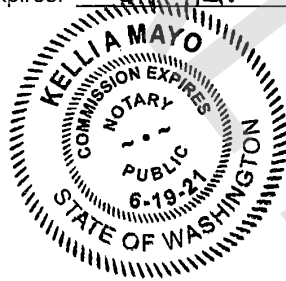


EXHIBIT "A"

Exceptions

1. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2019
 Tax Account No.: P122967 / 4861-000-103-0000
 Levy Code: 0905
 Assessed Value-Land: \$66,200.00
 Assessed Value-Improvements: \$143,000.00

General and Special Taxes:

Billed: \$2,159.50
 Paid: \$1,079.79
 Unpaid: \$1,079.71

2. Liability, if any, for personal property taxes pursuant to RCW 84.56.070 wherein no sale can be made without prepayment of said tax, including advance tax. For further information, please call the Skagit County Treasurer's Office at (360)336-9350.

3. Matters affecting security interests in personal property which may be disclosed by a search of the Uniform Commercial Code (UCC) records at the Washington State Department of Licensing in Olympia.

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: The City of Burlington
 Purpose: Road right of way
 Recording No.: 9411160131

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

In favor of: Public Utility District No. 1 of Skagit County, Washington
 Purpose: Construction and maintenance of underground waterline or lines
 Recording Date: December 4, 1996
 Recording No.: 9612040092

6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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

EXHIBIT "A"Exceptions
(continued)

the extent that said covenant or restriction is permitted by applicable law, as set forth on Binding Site Plan:

Recording No: 200301300162

7. 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: January 30, 2003
Recording No.: 200301300163

8. 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

Recorded: June , 2005
Recording No.: 200506010110

9. Lien of assessments levied pursuant to the Declaration, any amendments thereto, and any applicable statutes for Advantage Commercial Condominium.
10. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and covenants, conditions and restrictions 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.

Entitled: Advantage Commercial Condominium
Recording Date: June 1, 2005
Recording No.: 200506010111

11. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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

EXHIBIT "A"

Exceptions
(continued)

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 Survey Map and Plans:

Recording No: 200506010112

12. Water service contract, and the terms and conditions thereof:

Recording Date: June 26, 2018

Recording No.: 201806260011