

AFTER RECORDING MAIL TO:

Michael Lambert, Member
13919 209th Ave. NE
Woodinville, WA 98077



201906040088

06/04/2019 03:37 PM Pages: 1 of 8 Fees: \$106.00
Skagit County Auditor

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-171248-OE

Land Title and Escrow

Statutory Warranty Deed

THE GRANTORS HOPPER ROAD, L.L.C., a Washington limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION – AS PART OF AN I.R.C. SECTION 1031 TAX-DEFERRED EXCHANGE FOR THE GRANTOR AS TO PARCEL “A” (P108148), AND AS PART OF AN I.R.C. SECTION 1031 TAX-DEFERRED EXCHANGE FOR THE GRANTEE AS TO PARCELS “A”, “B”, “C”, AND “D” (P108149, P108148, P123028), in hand paid, conveys and warrants to LAMBERT PROPERTIES, LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn Lots 5 & 6, Burl BSP 1-95, AF #9508070045 (aka Tracts A & B, BLA AF #200311210054), AND a ptn of Lot 23, “Hopper Road Business Park Rev. B.S.P.”

For Full Legal See Attached Exhibit "A"

Subject to Schedule "B-1", attached, of Land Title Company's Preliminary Commitment No. 01-171248-OE. (Affects Parcels A and B).

Subject to Schedule "B-2", attached, of Land Title Company's Preliminary Commitment No. 01-171248-OE. (Affects Parcels C and D).

Tax Parcel Number(s): 8004-000-006-0000, P108149, 8004-000-005-0000, P108148, 8025-000-023-0100, P123028

Dated May 23, 2019

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 2141
JUN 04 2019

Amount Paid \$123,715.⁰⁰
Skagit Co. Treasurer
By *mam* Deputy

LPB 10-05(i-l)
Page 1 of 8

Hopper Road, L.L.C.

Michael V. Fohn
By: Michael V. Fohn, Manager

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Michael V. Fohn signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Manager of Hopper Road, L.L.C. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 6-22-19

Shelley Miner
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 5/15/23



EXHIBIT A**PARCEL "A":** (P108148)

That portion of Lots 5 and 6 of Burlington Binding Site Plan No. BS 1-95, approved August 4, 1995, recorded August 7, 1995 in Volume 12 of Short Plats, page 15, under Auditor's File No. 9508070045, records of Skagit County, Washington, being a portion of the Northwest ¼ of Section 8, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of said Lot 5;
thence South 89°48'01" East, along the South line of said Lot 5, a distance of 20.04 feet to the True Point of Beginning;
thence North 0°12'00" East, parallel with the West line of said Lot 5, a distance of 143.96 feet;
thence South 90°00'00" East 137.53 feet;
thence South 1°04'28" East 144.47 feet, to the South line of Lot 6 of said Binding Site Plan;
thence North 89°48'01" West 140.74 feet to the True Point of Beginning.

(Also known as BLA Tract A by instrument recorded November 21, 2003 under Auditor's File No. 200311210154, records of Skagit County, Washington.)

Situate in the County of Skagit, State of Washington.

PARCEL "B": (P108149)

Lots 5 and 6 of Burlington Binding Site Plan BS 1-95, approved August 4, 1995 and recorded under Auditor's File No. 9508070045, records of Skagit County, Washington being a portion of the Northwest ¼ of Section 8, Township 34 North, Range 4 East, W.M.,

EXCEPT the following described Parcels "1" and "2":

Parcel "1":

Beginning at the Southwest corner of said Lot 5;
thence South 89°48'01" East, along the South line of said Lot 5, a distance of 20.04 feet;
thence North 0°12'00" East, parallel with the West line of said Lot 5, a distance of 301.66 feet to the North line of said Lot 5;
thence North 89°48'01" West, along the North line of said Lot 5, a distance of 20.04 feet to the Northwest corner of said Lot 5;
thence South 0°12'00" West, along the West line of said Lot 5, a distance of 301.66 feet to the point of beginning.

EXHIBIT APARCEL "B" continued:Parcel "2":

Beginning at the Southwest corner of said Lot 5;
thence South 89°48'01" East, along the South line of said Lot 5, a distance of 20.04 feet to the true point of beginning;
thence North 0°12'00" East, parallel with the West line of said Lot 5, a distance of 143.96 feet;
thence South 90°00'00" East 137.53 feet;
thence South 1°04'28" East 144.47 feet to the South line of Lot 6 of said Binding Site Plan;
thence North 89°48'01" West 140.74 feet to the true point of beginning.

(Also known as BLA Tract B by instrument recorded November 21, 2003, under Auditor's File No. 200311210154, records of Skagit County, Washington.)

Situate in the County of Skagit, State of Washington.

PARCEL "C": (P123028)

That portion of Lot 23, "HOPPER ROAD BUSINESS PARK, REVISED BINDING SITE PLAN," recorded January 30, 2003, under Auditor's File No. 200301300162, records of Skagit County, Washington, said portion being described as follows:

Beginning at the Southwest corner of said Lot 23;
thence South 88°50'04" East 73.70 feet along the South line of said Lot 23;
thence North 00°26'30" West 436.53 feet;
thence South 88°50'04" East 77.50 feet;
thence North 41°18'33" East 14.30 feet;
thence North 07°31'59" East 49.65 feet;
thence North 35°53'09" East 54.41 feet;
thence South 88°50'04" East 29.00 feet to the East line of said Lot 23;
thence Northerly along said East line on the arc of a curve to the left having a radius of 470.00 feet, the center of which is North 80°13'58" West from said initial point, through a central angle of 07°20'48", an arc distance of 60.26 feet to the Northeast corner of said Lot 23;
thence North 88°50'04" West 232.74 feet along the North line of said Lot 23 to the Northwest corner of said Lot 23;
thence South 00°09'29" East 601.52 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

EXHIBIT A

PARCEL "D":

A 30.00 foot non-exclusive easement for ingress, egress and utilities as granted to Hopper Road LLC, their successors and assigns, by instrument recorded March 7, 2019, under Skagit County Auditor's File No. 201903070036.

SCHEDULE B-1
(Affects Parcels A and B)

Title Order No.: **01-171248-OE**

A. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT, AS FOLLOWS:

Plat/Short Plat: Binding Site Plan Burl BSP 1-95
Recorded: August 7, 1995
Auditor's No.: 9508070045

B. COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN INSTRUMENT:

Recorded: November 21, 2003
Auditor's File No.: 200311210154
As follows:

"The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot."

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation
Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, enlarge and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity.
Area Affected: Portion of subject property
Dated: March 15, 2004
Recorded: March 22, 2004
Auditor's No.: 200403220172
(Affects a portion of subject property)

D. MATTERS DELINEATED AND/OR DISCLOSED BY ALTA/NSPS LAND TITLE SURVEY:

Date of Plat or Map: April 12, 2019
Survey Firm: Partner Engineering and Science, Inc.,
BLEW Job #19-1438
Project No.: 19-243390.2
Surveyor: Jason M. Page, Registration No. 55517

END OF SCHEDULE "B-1"

**SCHEDULE B-2
(Affects Parcels C and D)**

Title Order No.: **01-171248-OE**

A. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: Hopper Road Business Park Revised BSP
Recorded: January 30, 2003
Auditor's No.: 200301300162

(NOTE: The above referenced subdivision is a revision of that matter recorded February 23, 2000, under Auditor's File No. 200002230067.)

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation
Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity. Such systems may include, but are not limited to: Underground facilities.
Area Affected: That portion of the above described tract lying within a strip of land ten (10) feet in width with five (5) feet on each side of a centerline generally described as follows: Beginning at an existing pole located 145 feet, more or less, North of the South line of the above described property; thence South (in line with the existing overhead transmission line) 140 feet, more or less, to a point five feet North of the North line of East George Hopper Road as shown on said Binding Site Plat; thence West 5 feet North of and parallel to said North line to the West line of the above described property and the terminus of said centerline.
Dated: March 11, 2004
Recorded: March 22, 2004
Auditor's No.: 200403220171

**ALTA COMMITMENT
SCHEDULE B-2
(Affects Parcels C and D)**

Title Order No.: **01-171248-OE**

C. COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN INSTRUMENT:

Recorded: June 21, 2005
Auditor's File No.: 200506210193
As follows:

"The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot."

D. ACCESS EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREIN:

Grantor: The City of Burlington
Grantee: Hopper Road LLC, a Washington Limited Liability
Company
Recorded: March 7, 2019
Auditor's No.: 201903070036
(See instrument for full particulars)

E. MATTERS DELINEATED AND/OR DISCLOSED BY ALTA/NSPS LAND TITLE SURVEY:

Date of Plat or Map: April 12, 2019
Survey Firm: Partner Engineering and Science, Inc.,
BLEW Job #19-1438
Project No.: 19-243390.2
Surveyor: Jason M. Page, Registration No. 55517

END OF SCHEDULE "B-2"