



201906170090

06/17/2019 10:55 AM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

When recorded return to:

Kordra Investments, LLC
962 South Spruce Street
Burlington, WA 98233

GUARDIAN NORTHWEST TITLE CO.
STATUTORY WARRANTY DEED 19-2475

THE GRANTOR(S) Skagit Crossings, LLC, a Limited Liability Company, 13930 92nd St SE, Ste A, Snohomish, WA 98290,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Kordra Investments, LLC, a Washington Limited Liability Company

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Lot 7 of Skagit Crossings BSP Burl BSP 1-07

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): P127092 & 8074-000-003-0000 & P127094 & 8074-000-005-0000 & P127097 & 8074-000-008-0000 & P127096 & 8074-000-007-0000

Dated: 6-13-19

Skagit Crossings, LLC, a Limited Liability Company

By: Rebecca A. Potter
Rebecca A. Potter, Manager

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20192374
JUN 17 2019

Amount Paid \$ 10,507.⁰⁰
Skagit Co. Treasurer
By Tram Deputy

Statutory Warranty Deed
LPB 10-05

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Rebecca A. Potter is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Manager of Skagit Crossings, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 13th day of June, 2019

Kevinne Wilkins
Signature

Notary Public
Title

My appointment expires: April 4, 2022

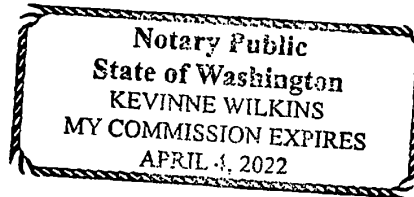


EXHIBIT A
LEGAL DESCRIPTION

Property Address: Bouslog Road, Burlington, WA 98233

Tax Parcel Number(s): P127092 & 8074-000-003-0000 & P127094 & 8074-000-005-0000 & P127097 & 8074-000-008-0000 & P127096 & 8074-000-007-0000

Property Description:

Lot 7 of SKAGIT CROSSINGS BINDING SITE PLAN BURL BSP 1-07, as approved January 31, 2008 and recorded February 1, 2008, under Auditor's File No. 200802010073, records of Skagit County, Washington; being a portion of the Southeast Quarter of Section 6, Township 34 North, Range 4, East of the Willamette Meridian.

TOGETHER WITH those appurtenant easement right established by document recorded as Auditor's File No. 201811130113.

Situated in Skagit County, Washington.

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EXHIBIT B

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1. RELINQUISHMENT OF RIGHTS OF ACCESS TO STATE HIGHWAY AND OF LIGHT, VIEW, AND AIR UNDER TERMS OF DEED TO THE STATE OF WASHINGTON:

Recorded: June 18, 1954
Auditor's No.: 502900

2. RELINQUISHMENT OF RIGHTS OF ACCESS TO STATE HIGHWAY AND OF LIGHT, VIEW, AND AIR UNDER TERMS OF DEED TO THE STATE OF WASHINGTON:

Recorded: May 4, 1972
Auditor's No.: 767807

3. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: June 21, 1979
Auditor's No.: 7906210005
Executed By: Frank Vervaart and Alice Vervaart, husband and wife and Robert W. Fisher, Gloria J. Fisher, Colleen M. Fisher, a partnership doing business as Fisher Properties

4. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: October 13, 1981
Auditor's No.: 8110130028
Executed By: Frank Vervaart and Alice Vervaart, husband and wife

5. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, 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 No. Burl 4-81
Recorded: October 16, 1981
Auditor's No.: 8110160009

6. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.
Recorded: August 8, 2007
Auditor's No.: 200708080082
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

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7. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.

Recorded: August 8, 2007

Auditor's No.: 200708080081

Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

8. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington

Recorded: October 12, 2007

Auditor's No. 200710120109

Purpose: Pipe or pipes, line or lines or related facilities

9. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit Crossings, LLC, a Washington limited liability company

Recorded: February 4, 2008

Auditor's No. 200802040174

Purpose: Access and utilities

10. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR

DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey
Recorded: June 27, 2006
Auditor's No.: 200606270204

11. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Skagit Crossings BSP Burl BSP 1-07
Recorded: February 1, 2008
Auditor's No.: 200802010073

12. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1
Recorded: June 1, 2009
Auditor's No. 200906010132
Purpose: Water and communication lines
Area Affected: Portion of Lot 7

13. Agreement, affecting subject property, regarding Reciprocal Easement Agreement and the terms and

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provisions thereof between SC Warehouses, LLC, and Skagit Crossings, LLC,, recorded 11/13/3018 as Auditor's File No. 201811130113.

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