



201908300194

08/30/2019 02:23 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

When recorded return to:

Walton Drive Building, LLC and Burlington Building LLC
6703 South 234th Street, Ste 120
Kent, WA 98032

STATUTORY WARRANTY DEED

14-2914
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Terri Maik, Successor Trustee of the Jerry H. Walton Revocable Living Trust dated March 6, 2001, 23921 Swede Creek Lane, Sedro-Woolley, WA 98284,

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

in hand paid, conveys, and warrants to Walton Drive Building, LLC, a Washington Limited Liability Company, as an equal 50% tenant in common and Burlington Building LLC, a Washington Limited Liability Company, as an equal 50% tenant in common

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:
Two portions of the SW 1/4 of Sec. 29, Twp. 35N., R. 4 E., W.M.

This conveyance is subject to the matters specifically described on Exhibit "B" attached hereto

Tax Parcel Number(s): P101101 & 350429-3-004-0500

Dated: 8-29-19

Jerry H. Walton Revocable Living Trust dated March 6, 2001

By: Terri Maik, Trustee
Terri Maik, Successor Trustee of the Jerry H. Walton Revocable Living Trust dated March 6, 2001

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20193776
AUG 30 2019

Amount Paid \$ 56,965.00
Skagit Co. Treasurer
By HB Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-2969-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Terri Maik, Successor Trustee of the Jerry H. Walton Revocable Living Trust dated March 6, 2001 of Jerry H. Walton Revocable Living Trust dated March 6, 2001 is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 29th day of August, 2019



Signature

Notary

Title

My appointment expires: 2-18-23

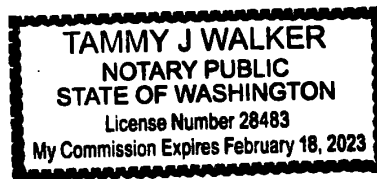


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 1550 Walton Drive, Burlington, WA 98233
Tax Parcel Number(s): P101101 & 350429-3-004-0500

Property Description:

Parcel "A":

Lot 2 of Burlington Short Plat BURL 5-91, approved January 6, 1992 and recorded January 9, 1992 under Auditor's File No. 9201090037 in Volume 10 of Short Plats, pages 44 and 45, 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 and utilities over, under and across that certain 60 foot wide easement delineated on the face of said Short Plat No. BURL-5-91, a portion of said abutting the Westerly side of the subject property and running Easterly and Northerly from Old Highway 99.

Parcel "B":

Tract "Y" 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..

EXHIBIT B

19-2969-KH

1. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Pacific Telephone and Telegraph Company

Dated: January 23, 1911

Recorded: February 16, 1911

Auditor's No: 83397

Purpose: Erect and maintain telephone poles

Area Affected: Undisclosed

2. RESERVATIONS CONTAINED IN INSTRUMENT:

Executed By: Glacier Park Company, a Delaware corporation

Recorded: December 21, 1989

Auditor's No: 8912210037

As Follows: Reserving unto themselves, their successors and assigns, all ores and minerals, etc.

3. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company

Dated: December 9, 1991

Recorded: December 19, 1991

Auditor's No: 9112190028

Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

Affects: A right-of-way 10 feet in width as set forth on said easement

4. 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 named Short Plat Burl-5-91 recorded January 9, 1992 as Auditor's File No. 9201090037.

5. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: P.U.D. No. 1 of Skagit County

Dated: April 13, 1992

Recorded: April 15, 1992

Auditor's No: 9204150080

Purpose: Water pipeline easement

Area Affected: Portions of the subject property as set forth thereon.

Said Easement was partially assigned to Jerry H. Walton, Trustee, by document recorded November 21, 2003 as Auditor's File No. 200311210078.

6. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation

Dated: June 27, 1994

Recorded: July 27, 1994

Auditor's No: 9407270078

Purpose: ". . . utility systems for purposes of transmission, distribution and sale of gas and electricity. . . "

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Area Affected:

Being located as constructed or to be constructed on the subject property generally described as follows:

Easement No. 1: All street and road right-of ways as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void).

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.
(Affects Parcel "B")

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

Dated: August 31, 1994

Recorded: September 8, 1994

Auditor's No: 9409080053

Executed by: Gear Road Investors, a partnership

(Affects Parcel "B")

8. Matters as disclosed and/or delineated on the face of the following Binding Site Plan:

Binding Site Plan: Burlington Hill Business Park (BU-5-91)

Recorded: September 8, 1994

Auditor's No: 9409080052

(Affects Parcel "B")

9. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: National Frozen Foods Corporation, a Washington corporation,
their successors and assigns

Dated: October 1995

Recorded: November 29, 1995

Auditor's No: 9511290024

Purpose: A non-exclusive easement for the right, privilege and authority
to construct, repair and maintain a 12" waste water pipeline over,
under (30" to top of pipe) and across

Area Affected: A 10 foot wide strip of land

Affects Parcel "B"

10. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: National Frozen Foods Corporation, a Washington corporation,
their successors and assigns

Dated: October 1995

Recorded: November 29, 1995

Auditor's No: 9511290025

Purpose: A non-exclusive easement for the right, privilege and authority
to construct, repair and maintain a 12" waste water pipeline over,
under (30" to top of pipe) and across

Area Affected: A 10 foot wide strip of land across the Easterly 10 feet of
Parcel "A"

11. Easement, affecting a portion of subject property for the purpose of water lines and related facilities including terms and provisions thereof granted to PUD #1 of Skagit County recorded 05/22/2019 as Auditor's File No. 201905220037

Statutory Warranty Deed
LPB 10-05

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