

201908300238

08/30/2019 03:36 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

When recorded return to:

Camano Vu, LLC and 1043 Goldenrod, LLC
Po box 545
Stanwood, WA 98292

STATUTORY WARRANTY DEED 19-2459
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Symbol Properties LLC, a Washington Limited Liability Company, 7319 Lake Alice Road
Southeast, Fall City, WA 98024,

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

in hand paid, conveys, and warrants to Camano Vu, LLC, a Washington Limited Liability Company, as to 53.7%
and 1043 Goldenrod, LLC, a Limited Liability Company as to 46.3%, *as tenants 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:
Lot 4 of SP Burl 4-94 in the NE 1/4 of Sec. 6, Twp. 34 N., R. 4 E., W.M.

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): P112796 & 340406-1-005-0600

Dated: 8/27/19

Symbol Properties LLC, a Washington Limited Liability Company

By: Paula Spence
Paula Spence, Managing Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019-3791
AUG 30 2019

Amount Paid \$ 38,453.⁰⁰
Skagit Co. Treasurer
By nam Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-2459-KH

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STATE OF
COUNTY OF

I certify that I know or have satisfactory evidence that Paula Spence 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 Managing Member of Symbol Properties LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 27th day of August, 2019

Signature

P. Sharmila

Title

Notary Public.

My appointment expires: Dec 1st, 2020

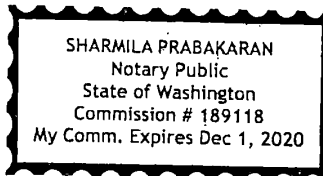


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 1043 Goldenrod Road, Burlington, WA 98233
Tax Parcel Number(s): P112796 & 340406-1-005-0600

Property Description:

Lot 4 of City of Burlington Short Plat 4-94, approved May 16, 1995 and recorded May 24, 1995 in Book 11 of Short Plats, at pages 204 and 205, under Auditor's File No. 9505240069, being a portion of the Northeast 1/4 of Section 6, Township 34 North, Range 4 East, W.M.;

EXCEPT that portion of said Lot 4 of City of Burlington, Short Plat 4-94, described as follows:

Beginning at the Northeast corner of said Lot 4; thence North 88° 59' 18" West, along the North line thereof, a distance of 239.06 feet; thence South 1° 00' 42" West, a distance of 27.00 feet; thence South 88° 59' 18" East parallel to the North line of said Lot 4, a distance of 243.63 feet to the West right-of-way line of Goldenrod Road as shown on said Short Plat; thence North 83° 6' 09" West, along said West line, a distance of 27.38 feet, more or less to the point of beginning;

AND EXCEPT any portion of said Lot 4 of City of Burlington Short Plat 4-94, lying Westerly of the following described line:

Commencing at the Northeast corner of said Lot 4; thence North 88° 59' 18" West, along the North line thereof, a distance of 239.06 feet to the true point of beginning; thence South 1° 00' 42" West, a distance of 181.20 feet to the South line of said Lot 4.

EXHIBIT B

19-2459-KH

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: April 13, 1954
Auditor's No.: 501730

2. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: The City of Burlington, a Municipal Corporation
Dated: June 25, 1992
Recorded: August 28, 1992
Auditor's No.: 9208280010
Purpose: Utilities
Area Affected: East 20 feet

3. 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 No. BURL-4-94 recorded 05/24/1995 as Auditor's File No. 9505240069.

4. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Burlington
Dated: October 28, 1998
Recorded: November 5, 1998
Auditor's No.: 9811050036
Purpose: Non-exclusive easement for storm water drainage purposes

Area Affected: Over, across and under that portion of the Southwest ¼ of the Southwest ¼ of the Northeast ¼ of Section 6, Township 34 North, Range 4 East, W.M.

5. 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 Survey recorded 06/06/2007 as Auditor's File No. 200706060129.

6. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: HIE Burlington, LLC
And: Daniel R. Mitzel, et ux, et al
Dated: January 31, 2007
Recorded: February 6, 2007
Auditor's No.: 200702060085
Regarding: "Ingress, Egress, Parking and Maintenance Agreement"

Affects: Subject property and other property

Statutory Warranty Deed
LPB 10-05

Order No.: 19-2459-KH

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