



201909160208

09/16/2019 03:47 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

When recorded return to:

Outdoor Skagit, LLC
11977 Westar Lane
Burlington, WA 98233

STATUTORY WARRANTY DEED 14-2525
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) RRW, LLC, a Washington Limited Liability Company, 2724 183rd Avenue Southeast,
Snohomish, WA 98290,

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

in hand paid, conveys, and warrants to Outdoor Skagit, LLC, a 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:
TRS. 14 & 15, BURLINGTON HILL BUSINESS PARK BSP

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): P105949 & 8002-000-014-0003 & P105950 & 8002-000-015-0004

Dated: 9/4/2019

RRW, LLC, a Washington Limited Liability Company

By: [Signature]
Reginal Wight, Owner/Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 4020
SEP 16 2019

Amount Paid \$ 42102.00
Skagit Co. Treasurer
By [Signature] Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-2525-KH

Page 1 of 5

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Reginal Wight 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 Owner/Member of RRW, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 4th day of September, 2019

Julianne W. Johnson
Signature

Wa. State Notary
Title

My appointment expires: 4/8/2021

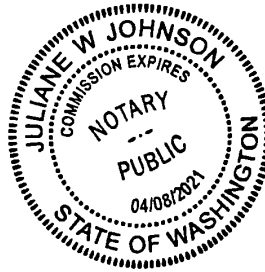


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 1868-1970 Walton Drive, Burlington, WA 98233

Tax Parcel Number(s): P105949 & 8002-000-014-0003 & P105950 & 8002-000-015-0004

Property Description:

TRACTS 14 AND 15, 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.

Statutory Warranty Deed
LPB 10-05

Order No.: 19-2525-KH

Page 3 of 5

EXHIBIT B

19-2525-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

Affected: Exact location is not disclosed on the record

2. RESERVATIONS AND OR EXCEPTIONS CONTAINED IN INSTRUMENT

Executed by: Glacier Park Company, a Delaware Corp.

Recorded: December 21, 1989

Auditor's No.: 8912210037

As Follows:

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

3. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Co.

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, and/or distribution system, together with the right to remove brush, tree and landscaping which may constitute danger to said lines.

Area Affected: A right of way 10 feet in width

4. 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: Underground electric system

Area Affected:

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

Easement No. 1: All streets and roads rights 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 ways.

5. 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

Statutory Warranty Deed
LPB 10-05

Order No.: 19-2525-KH

Page 4 of 5

6. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING BINDING SITE PLAN:

Binding Site Plan No.: 91-042 / Burlington Hill Business Park

Recorded: September 8, 1994

Auditor's No.: 9409080052

7. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: National Frozen Foods Corporation, a Washington Corporation

Dated: November 9, 1995

Recorded: November 29, 1995

Auditor's No.: 9511290024

Purpose: Waste water pipeline

Area Affected: Easterly 10 feet of subject property

8. 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 Burl 5-91 recorded 01/09/1992 as Auditor's File No. 9201090037.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".