

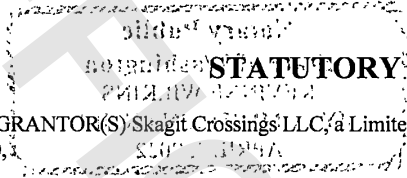


**201909180069**

When recorded return to:

Hopper Road, LLC  
PO Box 650  
Burlington, WA 98233

09/18/2019 01:29 PM Pages: 1 of 5 Fees: \$107.50  
Skagit County Auditor



**GUARDIAN NORTHWEST TITLE CO.**

**STATUTORY WARRANTY DEED 19-2719**

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

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

in hand paid, conveys, and warrants to Hopper Road, 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:  
Lots 3, 5 and 8 Skagit Crossings

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

Dated: 9-10-19

Skagit Crossings LLC, a Limited Liability Company

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019-4057

SEP 18 2019

Amount Paid \$ 14,690.00  
Skagit Co. Treasurer  
By *mm* Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 19-2719-KH

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STATE OF WASHINGTON  
COUNTY OF Inchomish

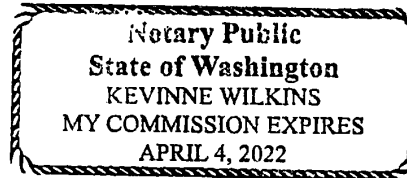
I certify that I know or have satisfactory evidence that Rebecca A. Potter is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Manager of Skagit Crossings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

Dated: 10<sup>th</sup> day of September, 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

**Property Description:**

Lots 3, 5 and 8 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.

**EXHIBIT B**

19-2719-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: 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. DELETED****4. 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

**5. EASEMENT AND PROVISIONS THEREIN:**

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power &amp; 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.

**6. EASEMENT AND PROVISIONS THEREIN:**

Grantee:

Puget Sound Energy, Inc., formerly Puget

Sound Power &amp; 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.

**7. 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:

facilities

Pipe or pipes, line or lines or related

**8. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**Statutory Warranty Deed  
LPB 10-05

Order No.: 19-2719-KH

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

Recorded: February 4, 2008

Auditor's No. 200802040174

Purpose: Access and utilities

9. 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

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

11. Agreement, affecting subject property, regarding Reciprocal Easement Agreement and the terms and provisions thereof between SC Warehouses I, LLC, and Skagit Crossings, LLC,, recorded 11/13/2018 as Auditor's File No. 201811130113.