

201910230068

10/23/2019 01:32 PM Pages: 1 of 6 Fees: \$108.50  
Skagit County Auditor

When recorded return to:

Bigfoot Properties XXXVI, LLC  
420 Ellingson Rd, Ste 200  
Pacific, WA 98047

**STATUTORY WARRANTY DEED**  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Trimark Burlington Hospitality LLC, a Washington Limited Liability Company, 420 Ellingson Road, Suite 200, Pacific, WA 98047,

19-2590

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Bigfoot Properties XXXVI, 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: Section 8, Township 34 North, Range 4 East, NW NW (aka Parcel A & Ptn Parcel B BLA AF No. 201711300063)

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): P24245 & 340408-2-010-0309

Dated: 10/2/2019

Trimark Burlington Hospitality LLC, a Washington Limited Liability Company

By: [Signature]  
Altat H. Jiwani, Managing Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019-4626

OCT 23 2019

Amount Paid \$ 7,125.00  
Skagit Co. Treasurer  
By [Signature] Deputy

Statutory Warranty Deed  
LPB 10-05

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STATE OF WASHINGTON  
COUNTY OF ~~SEASIDE~~ King

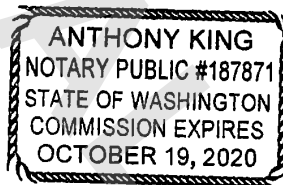
I certify that I know or have satisfactory evidence that Altaf H. Jiwani is the person who appeared before me, and said person acknowledged that ~~he~~/she signed this instrument, on oath stated that ~~he~~/she was authorized to execute the instrument and acknowledged it as the Managing Member of Trimark Burlington Hospitality LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 2 day of September, 2019

  
Signature

Notary Public  
Title

My appointment expires: 10/19/20



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 1664 South Burlington Boulevard, Burlington, WA 98233  
Tax Parcel Number(s): P24245 & 340408-2-010-0309

**Property Description:**

Parcel A, City of Burlington Boundary Line Adjustment, recorded under Auditor's File No. 201711300063, records of Skagit County, Washington.

Together with that portion of Parcel B, City of Burlington Boundary Line Adjustment, recorded under Auditor's File No. 201711300063, records of Skagit County, Washington, described as follows;

Commencing at the Northwest corner of said Parcel B, which is common to the Northeast corner of Parcel A, City of Burlington Boundary Line Adjustment, recorded under Auditor's File No. 200710010110, records of Skagit County, Washington; Thence South 0°11'59" West, along the West line of said Parcel B, a distance of 26.32 feet, to the True Point of Beginning; thence South 89°47'20" East, a distance of 26.32 feet; thence South 0°12'40" West, a distance of 92.12 feet; thence South 89°47'20" East, a distance of 9.74 feet; thence South 0°12'40" West, a distance of 84.59 feet to the South line of said Parcel B; thence North 89°48'01" West, along said South line a distance of 36.03 feet to the Southwest corner of said Parcel B; thence North 0°11'59" East along the West line of said Parcel B, a distance of 176.72 feet to the True Point of Beginning.

Situated in the County of Skagit, State of Washington.

**EXHIBIT B**

19-2590-KH

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
3. (A) Unpatented mining claims.  
(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.  
(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.  
(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.  
  
(Said Exception will not be included on Extended Coverage Policies)
6. Easements, claims of easement or encumbrances which are not shown by the public records.  
  
(Said Exception will not be included on Extended Coverage Policies)
7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.  
  
(Said Exception will not be included on Extended Coverage Policies)
8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.  
  
(Said Exception will not be included on Extended Coverage Policies)
9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.  
  
(Said Exception will not be included on Standard or Extended Coverage Policies)

**10. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee:  
Puget Sound Power & Light Co.  
Recorded:  
March 18, 1980  
Auditor's No.  
8003180007

Statutory Warranty Deed  
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**Purpose:**

Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way

**11. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:****In Favor Of:**

Undisclosed

**Recorded:**

December 28, 1977

**Auditor's No.:**

871062

**For:**

Ingress, egress and utilities

The Company cannot determine whether said easement may have terminated by the doctrine of merger.

**12. EASEMENT AND AGREEMENT EXECUTED BY AND BETWEEN THE PARTIES HEREIN NAMED UPON THE PROVISIONS THEREIN PROVIDED:****Between:**

Arthur G. Schreifels and Thelma Schreifels and Gary J. Kapphahn and Jane A. Kapphahn

**Dated:**

November 4, 1986

**Recorded:**

April 25, 1989

**Auditor's No.**

8904250052

**Purpose:**

Joint access and utility easement together with provisions for costs of maintaining the same

**13. 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:****Name:**

Boundary Line Adjustment Survey

**Recorded:**

October 1, 2007

**Auditor's No.:**

200710010110

14. Provisions and matters regarding a boundary line adjustment set forth on document recorded October 1, 2007 under Auditor's File No. 200710010109.

15. Provisions and matters regarding a boundary line adjustment set forth on document recorded November 30, 2017 under Auditor's File No. 201711300063.

**16. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:****Between:**

Trimark Burlington Hospitality LLC, a Washington limited liability company

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And:  
City of Burlington, a Washington municipal corporation  
Dated:  
February 8, 2018  
Recorded:  
February 14, 2018  
Auditor's No.:  
201802140029  
Regarding:  
Road Dedication and Mitigation Fees, etc.

17. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded March 29, 2018, as Auditor's File No. 201803290090.

18. Easement and provisions contained therein, affecting a portion of subject property, as created or disclosed by instrument for the purpose of Ingress, Egress and Utilities, in favor of Trimark Burlington Hospitality LLC and First Federal Savings & Loan Association of Port Angeles, recorded April 27, 2018 as Auditor's File No. 201804270046.

19. Easement, affecting a portion of subject property for the purpose of construction and maintenance of water, sewer, electrical, and communication lines and/or other similar public service related facilities including terms and provisions thereof granted to Public Utility District No. 1 of Skagit County recorded March 7, 2019 as Auditor's File No. 201903070059

20. Easement, affecting a portion of subject property for the purpose of construction and maintenance of water, sewer, electrical, and communication lines and/or other similar public service related facilities including terms and provisions thereof granted to Public Utility District No. 1 of Skagit County recorded March 7, 2019 as Auditor's File No. 201903070060.

21. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded June 24, 2019 under Auditor's File No. 201906240169.