

When recorded return to:

Cowa Akash LLC
1303 South Opportunity Street
Ellensburg, WA 98926
1303 South Opportunity StreetSKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-5424

Dec 16 2019

Amount Paid \$38141.50
Skagit County Treasurer
By Marilyn Martich Deputy

Statutory Warranty Deed

THE GRANTOR BURGER MAKERS LLC, a California Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to COWA AKASH, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal: Ptn. Lt. 1, Burlington S P No. 1-92, being a portion NE1/4 Sec 7-34-4

Tax Parcel Number(s): P24042/ 340407-1-002-0500

LOT 1 OF BURLINGTON SHORT PLAT NO. 1-92, APPROVED JULY 18, 1989 AND RECORDED JULY

27, 1992 IN VOLUME 10 OF SHORT PLATS, PAGE 105, AS AUDITOR'S FILE NO. 9207270058, BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 34 NORTH, RANGE 4, W.M. RECORDS OF SKAGIT COUNTY, WASHINGTON EXCEPT THE SOUTH 13 FEET OF SAID LOT 1; TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS A PORTION OF LOT 3 OF SAID SHORT PLAT AS DELINEATED THEREON AND SHOWN AS INCLUDING THAT CERTAIN EASEMENT RECORDED AS AUDITOR'S FILE NO. 8811230048; SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO: Exceptions as described in Exhibit "A", attached hereto and incorporated by reference herein, and any other Conditions, Covenants, Easement, Restrictions, Agreements, Mitigation, and Provisions on the face of the Plat, and those of record, if any.

Dated 12/12/19

BURGER MAKERS LLC

By: Mike Sater, Manager

626040805
INSURED
CHICAGO

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the documents to which this certificate is attached and not the truthfulness, accuracy or validity of the document.

STATE OF CaliforniaCounty of Los Angeles SS:

I certify under penalty of the laws of the state of California that I know or have satisfactory evidence that

Mike Sater Is the person(s) who appeared before

me, and said person(s) acknowledged that he signed this instrument, on oath stated he

is/are authorized to execute the instrument and acknowledge it as the

Manager of BURGER MAKERS LLC

to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 12/12/19

Print Name: Andrea C. Lopez
Notary Public in and for the State of California
Residing at Los Angeles
My appointment expires: 3-31-23

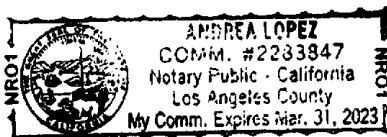


EXHIBIT A

Any tax, fee, assessment or charge as may be levied pursuant to the terms of that Declaration recorded as Recording No.: 8907170073

Unrecorded leaseholds, if any, rights of vendors and chattel mortgagees of personal property, and rights of tenants to remove trade fixtures at the expiration of term.

Unrecorded lease and the terms and conditions thereof:

Lessor: First Horizon Group Limited Partnership

Lessee: The Gap, Inc.

Dated: January 28, 1998

Term: undisclosed

Disclosed by: Second Memorandum of Lease recorded as Recording No.: 200111060054

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The City of Burlington

Purpose: utilities

Recording Date: September 24, 1985

Recording No.: 8509240002

Affects: Easterly portion of premises

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1

Purpose: water pipelines and related facilities

Recording Date: July 31, 1989

Recording No.: 8907310011

Affects: 25 foot wide strip of land

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1

Purpose: water pipelines and related facilities

Recording Date: December 11, 1989

Recording No.: 8912110032

Affects: A 25 foot wide strip of land

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Burlington

Short Plat Burl No. 1-92:

Recording No: 9207270058

Said Short Plat corrects Burlington Short Plat No. Burl-4-88 recorded under Recording No.: 8912290085.

Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: July 17, 1989

Recording No.: 8907170073

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 3, 2002

Recording No.: 200205030134

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Burlington

Purpose: utilities and roadway

Recording Date: August 15, 1986

Recording No.: 8608150057

Affects: as described in said instrument

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Burlington

Purpose: utilities and roadway

Recording Date: November 25, 1986

Recording No.: 8611250003

Affects: as described in said instrument

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Burlington

Purpose: utilities and roadway

Recording Date: April 9, 1987

Recording No.: 8704090044

Affects: as described in said instrument

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Lee Ambers

Purpose: ingress and egress

Recording Date: July 15, 1987

Recording No.: 8707150029

Affects: as described in said instrument

said easement was amended by document recorded as Recording No.: 8907200021

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: W.I.M. Goodrick, et ux

Purpose: sanitary sewer and storm sewer

Recording Date: November 23, 1988

Recording No.: 8811230047

Affects: as described in said instrument

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: ingress, egress and utilities

Recording Date: November 23, 1988

Recording No.: 8811230048

Affects: as described in said instrument

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth

on Boundary

Line Adjustment:

Recording No: 8811150002

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Co.

Purpose: electric lines and appurtenances

Recording Date: July 5, 1989

Recording No.: 8907050033

Affects: as described in said instrument

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Burlington

Purpose: sewer lines

Recording Date: July 17, 1989

Recording No.: 8907170072

Affects: easement to subject property

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Burlington

Purpose: sewer lines

Recording Date: December 5, 1989

Recording No.: 8912050040

Affects: as described in said instrument

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on survey:

Recording No: 9206110001

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Burlington

Purpose: intersection improvement
Recording Date: September 13, 2013
Recording No.: 201309130059
Affects: subject property and North line of subject property

Easement Agreement for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: BFO Factory Shoppes, LLC
Purpose: construction, operation, use and maintenance and repair
Recording Date: May 20, 2014
Recording No.: 201405200047
Affects: as described in said instrument

City, county or local improvement district assessments, if any.

Assessments, if any, levied by City of Burlington.