



**201912300129**

12/30/2019 01:51 PM Pages: 1 of 6 Fees: \$108.50  
Skagit County Auditor

When recorded return to:

Jeri Drager  
55 Woodhaven Place  
Woodway, WA 98020

**STATUTORY WARRANTY DEED**

**19-3A48**  
**GUARDIAN NORTHWEST TITLE CO.**

THE GRANTOR(S) SKAGIT VALLEY TOY BOYS, L.L.C., a Washington Limited Liability Company, 855

Bella Vista Lane, Burlington, WA 98233,

for and in consideration of **ten dollars and other valuable consideration, as part of an IRS 1031 Tax**

**Deferred Exchange**, in hand paid, conveys, and warrants to Jeri Drager, a married man, as his separate estate

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: Tracts 7 and 12, BURLINGTON HILL BUSINESS PARK, BINDING SITE PLAN

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): P105947 & 8002-000-012-0001 & P105942 & 8002-000-007-0006

Dated: 12/30/2019

Skagit Valley Toy Boys L.L.C., a Washington Limited Liability Company

By: Peter Bangs  
Peter Bangs, Member

By: William Cameron  
William Cameron, Member

By: Gary Lawver  
Gary Lawver, Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20195027  
DEC 30 2019

Amount Paid \$ 64,000.00  
Skagit Co. Treasurer  
By ML Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 19-3998-MM

Page 1 of 6

STATE OF WASHINGTON  
COUNTY OF SKAGIT

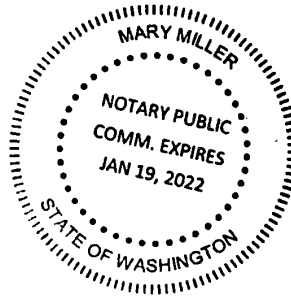
I certify that I know or have satisfactory evidence that Peter Bangs is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Member of Skagit Valley Toy Boys, L.L.C. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 30<sup>th</sup> day of December, 2019

Mary Miller  
Signature

Notary Public  
Title

My appointment expires: 01-19-2022

STATE OF WASHINGTON  
COUNTY OF SKAGIT

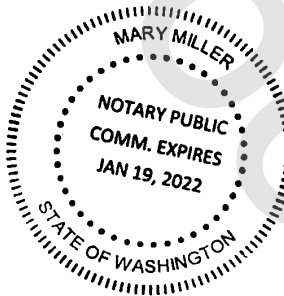
I certify that I know or have satisfactory evidence that William Cameron is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Member of Skagit Valley Toy Boys, L.L.C. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 30<sup>th</sup> day of December, 2019

Mary Miller  
Signature

Notary Public  
Title

My appointment expires: 01-19-2022



STATE OF WASHINGTON  
COUNTY OF SKAGIT

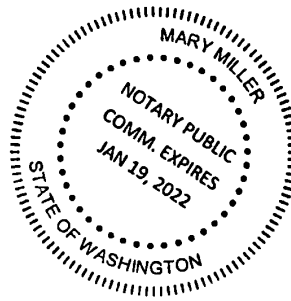
I certify that I know or have satisfactory evidence that Gary Lawver is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Member of Skagit Valley Toy Boys, L.L.C. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 30<sup>th</sup> day of December, 2019

Mary Miller  
Signature

Notary Public  
Title

My appointment expires: 01.19.2022



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

Property Address: 1645 & 1660 Walton Drive, Burlington, WA 98233

Tax Parcel Number(s): P105947 & 8002-000-012-0001 & P105942 & 8002-000-007-0006

**Property Description:**

Tracts 7 and 12, "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, inclusive, under Auditor's File No. 9409080052, records of Skagit County, Washington; being a portion of the Southwest ¼ of Section 29, Township 35 North, Range 4 East, W.M.

Situate in the City of Burlington, County of Skagit, State of Washington.

Statutory Warranty Deed  
LPB 10-05

Order No.: 19-3998-MM

Page 4 of 6

**EXHIBIT B**

19-3998-MM

**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 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 December 19, 1991, as Auditor's File No. 9112190028.

4. 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 5-91 recorded January 9, 1992 as Auditor's File No. 9201090037.

5. 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 July 27, 1994, as Auditor's File No. 9407270078.

6. 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 Binding Site Plan No.: 91-042 / Burlington Hill Business Park recorded September 8, 1994 as Auditor's File No. 9409080052.

**7. 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

**8. 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 Tract 12

Statutory Warranty Deed  
LPB 10-05

Order No.: 19-3998-MM

Page 5 of 6

9. NOTICE OF PAYMENT OF CAPITAL IMPROVEMENT FEE AND AGREEMENT TO PAY ANNUAL OPERATION AND MAINTENANCE FEE AND THE TERMS AND CONDITIONS THEREOF:

Between: Skagit County Drainage District No. 14  
And: Skagit Powersports, Inc.  
Recorded: July 22, 1996  
Auditor's No.: 9607220001  
(Affects Tract 7)

10. By-Law for Burlington Hill Business Park Owner's Association as recorded on October 29, 1997 under Auditor's File No. 9710290034.

11. Assessments, if any, due and owing Burlington Hill Business Park Owner's Association.

12. LEASE AND THE TERMS AND CONDITIONS THEREOF:

Lessor: Skagit Valley Toy Boys  
Lessee: Skagit Powersports, Inc., a Washington corporation  
For a Term of: 20 years, beginning October 1, 1996 and ending October 1, 2016 (said Lease contains provisions that apply after October 1, 2016)  
Dated: August 30, 1996  
Recorded: September 6, 1996  
Auditor's No.: 9609060117  
(Affects Tract 7)

13. LEASE AND THE TERMS AND CONDITIONS THEREOF:

Lessor: Skagit Valley Toy Boys, L.L.C.  
Lessee: Skagit Powersports, Inc., a Washington corporation  
For a Term of: 21 years, beginning July 1, 2000  
Dated: June 27, 2000  
Recorded: June 30, 2000  
Auditor's No.: 200006300051  
(Affects Tract 12)