



202001310151

01/31/2020 01:55 PM Pages: 1 of 5 Fees: \$107.50  
Skagit County Auditor

When recorded return to:

JD Hopper LLC  
55 Woodhaven Place  
Woodway, WA 98020

**STATUTORY WARRANTY DEED**

20-4177  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Advantage Business Park Phase III, LLC, a Limited Liability Company, 12708 Leatherwood Lane, Bow, WA 98232,

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

in hand paid, conveys, and warrants to JD Hopper 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:  
Portion Lot 1 of Hopper Road Business Park

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): P116574 & 8025-000-001-0000

Dated: 1/31/2020

Advantage Business Park Phase III, LLC, a Limited Liability Company

By: [Signature]  
Timothy B. White, Managing Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2020/01/31  
JAN 31 2020

Amount Paid \$ 107.50  
By MG Skagit Co. Treasurer  
Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 20-4177-KH

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STATE OF WASHINGTON  
COUNTY OF SKAGIT

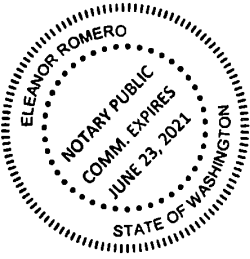
I certify that I know or have satisfactory evidence that Timothy B. White, Managing Member of Advantage Business Park LLC and Timothy B. White, Managing Member of Advantage Business Park Phase III, LLC is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 31 day of January, 2020

Eleanor Romero  
Signature

Notary  
Title

My appointment expires: 6/23/2021



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

Property Address: 340 East George Hopper Road, Burlington, WA 98233  
Tax Parcel Number(s): P116574 & 8025-000-001-0000

Property Description:

Parcel "A":

Lot A, Advantage Business Park LLC Boundary Line Adjustment, as depicted in the Boundary Line Adjustment Survey dated June 4, 2012 and recorded June 5, 2012 at Skagit County Auditor's File Number 201206050079, being a portion of Lot 1, Hopper Road Business Park, Revised Binding Site Plan recorded January 30, 2003 under Auditor's File Number 200301300162, records of Skagit County, Washington.

Statutory Warranty Deed  
LPB 10-05

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**EXHIBIT B**

20-4177-KH

1. 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: Hopper Road Business Park Binding Site Plan  
Recorded: February 23, 2000  
Auditor's No.: 200002230067

2. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Auditor's File No. 201206050078.

3. 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 5, 2012  
Auditor's No.: 201206050079

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: Hopper Road Business Park Revised Binding Site Plan  
Recorded: January 30, 2003  
Auditor's No.: 200301300162

Said document was revised by "Relinquish of Easement" recorded under Auditor's File No. 200311210122.

5. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: January 30, 2003  
Auditor's No.: 200301300163  
Executed By: Port of Skagit County

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: June 21, 2005 and November 10, 2005  
Auditor's No.: 200506210192 and 200511100056

6. Easement, affecting a portion of subject property for the purpose of Sign Easement including terms and provisions thereof granted to 500 E. George Hopper LLC recorded 12/27/2018 as Auditor's File No. 201812270074.

7. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Statutory Warranty Deed  
LPB 10-05

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Grantee: City of Burlington  
Recorded: November 16, 1994  
Auditor's No. 9411160131  
Purpose: Road right-of-way

8. A SECURITY INTEREST IN GOODS UNDER THE PROVISIONS OF THE UNIFORM COMMERCIAL CODE, RCW 62A, DISCLOSED BY FINANCING STATEMENT FILED IN THE OFFICE OF THE COUNTY AUDITOR:

Debtor: Pinnacle Pain Services, Inc.  
Secured Party: Business Bank  
Filed: November 25, 2013  
Auditor's No.: 201311250060

A Continuation for said Financing Statement was recorded on July 23, 2018, under Auditor's File No. 201807230067.