



**202001310152**

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 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.

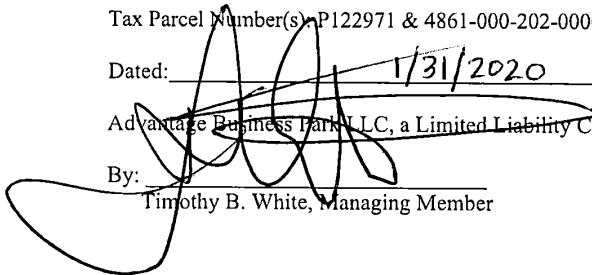
Abbreviated legal description: Unit A-202 Advantage Business Park Condominium

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) P122971 & 4861-000-202-0000

Dated: 1/31/2020

Advantage Business Park LLC, a Limited Liability Company

By:   
Timothy B. White, Managing Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2020 2214  
JAN 31 2020

Amount Paid \$ 107.50  
Skagit Co. Treasurer  
By  Deputy

Statutory Warranty Deed  
LPB 10-05

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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: 325 East George Hopper Road, Burlington, WA 98233  
Tax Parcel Number(s): P122971 & 4861-000-202-0000

Property Description:

Parcel "A":

Unit A-202, "ADVANTAGE BUSINESS PARK CONDOMINIUM", a condominium, according to the Declaration thereof recorded June 1, 2005, under Auditor's File No. 200506010111, and Survey Map and Plans recorded June 1, 2005, under Auditor's File No. 200506010112, records of Skagit County, Washington.

Statutory Warranty Deed  
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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 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.

2. 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

3. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

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

4. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: PUD No. 1 Skagit Co.  
Recorded: December 4, 1996  
Auditor's No. 9612040092  
Purpose: Water lines and related rights.

5. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: Advantage Business Park Condominium  
Recorded: June 1, 2005  
Auditor's No.: 200506010112

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

Recorded: June 1, 2005  
Auditor's No.: 200506010110  
Executed By: Advantage Business Park, L.L.C.

7. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING

Statutory Warranty Deed  
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RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: June 1, 2005

Auditor's No.: 200506010111

Executed By: Advantage Business Park, L.L.C.

Statutory Warranty Deed  
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