



202002060090

02/06/2020 01:39 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

When recorded return to:

Pacific Woodtech Corporation
1850 Park Lane
Burlington, WA 98233

STATUTORY WARRANTY DEED

19-2951
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Xzavion GC&S Properties LLC, a Washington Limited Liability Company, 1946 Park Lane, Burlington, WA 98233,

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

in hand paid, conveys, and warrants to Pacific Woodtech Corporation, a Washington Corporation

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:
Lot 15 Burlington Hill Business Park Phase II BSP

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): P112917 & 8017-000-015-0000

Dated: January 24, 2020

Xzavion GC&S Properties LLC, a Washington Limited Liability Company

By: [Signature]
Raymond Goda, Authorized Agent

By: [Signature]
Deborah Goda, Authorized Agent

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2020 FEB 06 2020

Amount Paid \$ 37,180.00
Skagit Co. Treasurer
By [Signature] Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-2951-KH

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STATE OF ~~WASHINGTON~~ *Nevada*
COUNTY OF ~~SKAGIT~~ *Clark*

I certify that I know or have satisfactory evidence that Raymond Goda and Deborah Goda are the persons 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 Authorized Agent of Xzavion GC&S Properties LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 24 day of January, 2020


Signature

Notary Public
Title



My appointment expires: 04/08/2023

Statutory Warranty Deed
LPB 10-05

Order No.: 19-2951-KH

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EXHIBIT A
LEGAL DESCRIPTION

Property Address: 1946 Park Lane, Burlington, WA 98233
Tax Parcel Number(s): P112917 & 8017-000-015-0000

Property Description:

Lot 15, "BURLINGTON HILL BUSINESS PARK PHASE II BINDING SITE PLAN", approved October 15, 1997, recorded October 29, 1997 in Volume 13 of Short Plats, Pages 53 to 56, inclusive, under Auditor's File No. 9710290033 and being a portion of the Southwest $\frac{1}{4}$ of Section 29, Township 35 North, Range 4 East, W.M. and a portion of the Northwest $\frac{1}{4}$ of Section 32, Township 35 North, Range 4 East, W.M.

Statutory Warranty Deed
LPB 10-05

Order No.: 19-2951-KH

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EXHIBIT B

19-2951-KH

1. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Glacier Park Company, a Delaware corporation

Recorded: December 21, 1989

Auditor's No.: 8912210037

As Follows:

Reserving unto themselves, their successors and assigns, all ores and minerals, etc.

Said reservation of mineral rights has been deeded to Meridian Oil, Inc., a Delaware corporation by Auditor's File No. 9104110021.

2. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Burlington, State of Washington

And: Burlington Hill Properties, a Washington partnership

Dated: October 20, 1997

Recorded: October 29, 1997

Auditor's No.: 9710290035

Regarding: Concomitant Rezone Agreement

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

Dated: October 20, 1997

Recorded: October 29, 1997

Auditor's No.: 9710290036

Executed By: Jerry Walton, Daniel R. Madlung and
Burlington Hill Business Park**ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY THE FOLLOWING:**

Declaration Dated:

Recorded: July 1, 2005

Auditor's No.: 200507010021

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: Burlington Hill Business Park Phase II Binding Site Plan

Recorded: October 29, 1997

Auditor's No.: 9710290033