

After Recording Return To  
Grant B. Anderson  
Anderson Law & Escrow, PLLC  
3700 Pacific Hwy. E., Ste 301  
Fife, WA 98424

202003090114  
03/09/2020 03:43 PM Pages: 1 of 4 Fees: \$106.50  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAR 09 2020

Amount Paid \$ 20465.00  
By Skagit Co. Treasurer  
Deputy

STATUTORY WARRANTY DEED

GUARDIAN NORTHWEST TITLE CO. 19-3A37

THE GRANTOR, P.R. PETROLEUM, L.L.C., a Washington limited liability company, for good and valuable consideration paid, conveys and warrants to GRANTEE, SUPERMART LLC, a Washington limited liability company, the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: PORTION TRACT 50 BURLINGTON ACREAGE PROPERTY (full legal description as attached hereto as Exhibit "A" and by reference incorporated herein)

Tax Parcel No.: P62649 (3867-000-050-0609)

SUBJECT TO: those permitted exceptions only as set forth on Exhibit "B" attached hereto and by reference incorporated herein.

DATED this 6th day of March, 2020.

Approved and Accepted:

P.R. PETROLEUM, L.L.C.

By: Bruce Gustafson  
Bruce Gustafson, Manager

By: Tim McEvoy  
Tim McEvoy, Member

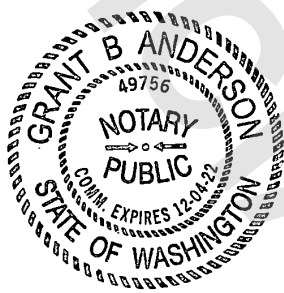
SUPERMART LLC

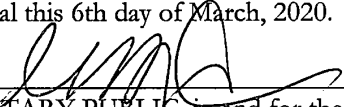
By: Karamjeet Kaur  
Karamjeet Kaur, Member

STATE OF WASHINGTON )  
 ) ss.  
 COUNTY OF SKAGIT )

On this day personally appeared before me Bruce Gustafson and Tim McEvoy, to me known to be the Manager and Member, respectively of P.R. PETROLUEM, L.L.C., the Washington limited liability company that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute said instrument.

WITNESS my hand and official seal this 6th day of March, 2020.

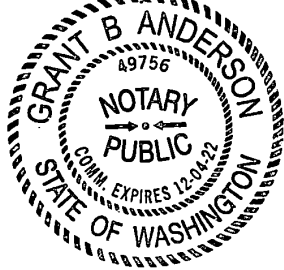


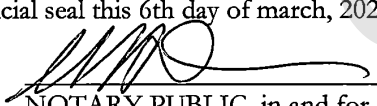
  
 NOTARY PUBLIC, in and for the State  
 of Washington, residing at: Tacoma  
 Print Name: Grant B. Anderson  
 My Commission Expires: 12/04/2022

STATE OF WASHINGTON )  
 ) ss.  
 COUNTY OF SKAGIT )

On this day personally appeared before me Karamjeet Kaur, to me known to be the Member of SUPERMART LLC, the Washington limited liability company that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that she is authorized to execute said instrument.

WITNESS my hand and official seal this 6th day of march, 2020.



  
 NOTARY PUBLIC, in and for the State  
 of Washington, residing at: Tacoma  
 Print Name: Grant B. Anderson  
 My Commission Expires: 12/04/2022

**EXHIBIT "A"****Legal Description**

THAT PORTION OF TRACT 50, "PLAT OF THE BURLINGTON ACREAGE PROPERTY." AS PER PLAT RECORDED IN VOLUME I OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID TRACT 50 WHICH IS 165 FEET NORTHERLY FROM THE SOUTHEAST CORNER THEREOF (AS MEASURED ALONG SAID EAST LINE); THENCE NORTH 87°59'04" WEST PARALLEL WITH THE SOUTH LINE OF SAID TRACT A DISTANCE OF 120.00 FEET; THENCE SOUTH 2°15'33" WEST PARALLEL WITH THE EAST LINE OF SAID TRACT A DISTANCE OF 25.00 FEET; THENCE NORTH 87°59'04" WEST 40.00 FEET; THENCE SOUTH 2°15'33" WEST 140.00 FEET TO THE SOUTH LINE OF SAID TRACT; THENCE SOUTH 87°59'04" EAST ALONG SAID SOUTH LINE A DISTANCE OF 137.74 FEET TO A POINT 30 FEET NORTHERLY FROM (WHEN MEASURED AT RIGHT ANGLES TO) HIGHWAY ENGINEER'S STATION SR20 65+69, AS SHOWN ON THAT MAP OF DEFINITE LOCATION RECORDED IN VOLUME A OF HIGHWAY PLATS, PAGE 181, RECORDS OF SAID COUNTY; THENCE NORTH 54°44'05" EAST A DISTANCE OF 28.06 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 50 WHICH IS 47 FEET NORTHERLY FROM ENGINEER'S STATION SR20 65+91.13; THENCE NORTH 2°15'33" EAST ALONG SAID EAST LINE OF TRACT 50 A DISTANCE OF 148.00 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF, IF ANY, CONVEYED TO THE CITY OF BURLINGTON BY DEED RECORDED AUGUST 25, 1986 AS SKAGIT COUNTY AUDITOR'S FILE NO. 8608250013.

**EXHIBIT "B"****Permitted Exceptions**

1. Reservations, provisions and/or exceptions contained in instrument executed by Equilon Enterprises, LLC. recorded 2/25/2009 as Auditor's File No. 200902250012.

2. 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 Survey recorded 05/16/1985 as Auditor's File No. 8505160007.

3. Municipal assessments, if any, levied by the City of Burlington. This Company suggests that inquiry be made to the City of Burlington for current assessment status.

As a courtesy we believe that the fax numbers for local cities are as follows:

Anacortes (360) 293-1928 Lyman (360) 826-6473

Burlington (360) 755-9565 Mount Vernon (360) 336-0633

Concrete (360) 853-8002 Sedro Woolley (360) 855-0707

LaConner (360) 466-3901 Hamilton (360) 826-3027

4. 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.