

POOR ORIGINAL

202002030136

02/03/2020 02:59 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor, WA

AFTER RECORDING MAIL TO:

Norman E. Nutter, Trustee
1004 Commercial Ave, PMB 508
Anacortes, WA 98221

202004020070

04/02/2020 02:59 PM Pages: 1 of 8 Fees: \$110.50
Skagit County Auditor

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 02-176065-OE

(RE-RECORD TO CORRECT LEGAL DESCRIPTION)

Statutory Warranty Deed

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-421
Feb 03 2020
Amount Paid \$10875.00
Skagit County Treasurer
By Heather Beauvais Deputy

THE GRANTOR Burlington Hill Holdings I, LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ROSEBUD LANE, LLC, a California Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Ptn Tracts 11 & 18, Burlington Acreage Property.

For Full Legal See Attached Exhibit "A"

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title and Escrow Company's Preliminary Commitment No. 02-176065-OE.

Tax Parcel Number(s): 3867-000-011-0201, P62331

Dated January 30, 2020

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2020 1211
APR - 2 2020

Amount Paid \$ 0
Skagit Co. Treasurer
By HB Deputy

LPB 10-05(4-1)
Page 1 of 5

Burlington Hill Holdings I, LLC

By: Adam Ware, PresidentSTATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Adam Ware is/are the person(s) who appeared before me, and said person(s) acknowledge he/she/they signed this instrument, on oath stated he/she/they is/are authorized to execute the instrument and acknowledge that as the President of Burlington Hill Holdings I, LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: Feb 3, 2020

Naomi R Stanfill
Notary Public in and for the State of Washington
Residing Sedro Woolley, WA
My appointment expires: 06-21-22

LPB

SEE ATTACHED EXHIBIT 'A' (CORRECTED LEGAL DESCRIPTION)

EXHIBIT A

PARCEL "A":

A portion of Tracts 11 and 18, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, more particularly described as follows:

Beginning at the North $\frac{1}{4}$ corner of Section 32, Township 35 North, Range 4 East, W.M.;
thence South $2^{\circ}11'42''$ West along the North-South centerline of said Section 32 for a distance of 1,171.00 feet to the true point of beginning;
thence South $87^{\circ}48'18''$ East for a distance of 287.55 feet;
thence South $2^{\circ}11'42''$ West on a line parallel with the West line of said Tracts 11 and 18 for a distance of 177.60 feet to a 1 inch iron pipe;
thence South $53^{\circ}58'20''$ East for a distance of 37.58 feet to the Northerly edge of an existing gravel road;
thence Westerly along the Northerly edge of said road South $29^{\circ}15'57''$ West for a distance of 118.64 feet;
thence South $32^{\circ}49'30''$ West for a distance of 162.61 feet to a point on the North line of the parcel conveyed to James Bendtsen under Auditor's File No. 619347;
thence around a curve to the right whose central angle bears North $22^{\circ}45'15''$ East a radial distance of 166.42 feet;
thence along said curve for an arc distance of 65.10 feet;
thence South $89^{\circ}39'31''$ West for a distance of 119.01 feet to a point on the North-South centerline of said Section 32;
thence North $2^{\circ}11'42''$ East along said centerline for a distance of 464.72 feet to the true point of beginning; said parcel including that portion of Anacortes Street contained within as vacated under Commissioner's File No. 14188.

EXCEPT that portion thereof, if any, lying within the Plat of "Tinas Corns" as per Plat recorded as Auditor's File No. 200008110004.

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

ALTA COMMITMENT

Title Order No.: 02-176065-OE

EXHIBIT A

PARCEL "B"

All that portion of Lot 11 and of the vacated Anacortes Street abutting thereon, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, more particularly described as follows:

Beginning at the North ~~X~~ corner of Section 32, Township 35 North, Range 4 East, W.M., said County and State, said point being shown as a brass tack in rock on Sheet 4 of 4, 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 through 56, inclusive, under Auditor's File No. 9710290033, records of Skagit County, Washington;
 thence South 0°47'23" West along the North-South centerline of said Section 32 for a distance of 1,071.00 feet to the true point of beginning;
 thence South 89°12'37" East for a distance of 75.00 feet;
 thence North 0°47'23" East, parallel with said North-South centerline, for a distance of 90.00 feet;
 thence South 89°12'37" East for a distance of 50.00 feet;
 thence South 0°47'23" West, parallel with said North-South centerline, for a distance of 90.00 feet;
 thence South 89°12'37" East for a distance of 162.55 feet to the Northerly extension of the East line of that certain tract of land shown as Parcel "A" on Record of Survey recorded in Volume 3 of Surveys, page 7, under Auditor's File No. 8002060006, records of Skagit County, Washington;
 thence South 0°47'23" West along said Northerly extension for a distance of 100.00 feet to the Northeast corner of said Parcel "A";
 thence North 89°12'37" West along the North line of said Parcel "A" for a distance of 287.55 feet to the Northwest corner of said Parcel "A" and a point on said North-South centerline; thence North 0°47'23" East along said North-South centerline for a distance of 100.00 feet to the true point of beginning.

EXCEPT a strip of land 23.00 feet in width and 129.08 feet in length described as follows:

Beginning at the Southeast corner of Lot 40, "PLAT OF TINAS COMA," as per plat recorded on August 11, 2000, under Auditor's File No. 200008110004, records of Skagit County, Washington, and which point is also the Southwest corner of Lot 38 of said plat; thence North 89°12'36" West along the South line of said Lot 40, a distance of 129.08 feet to a Southwest corner of said Lot 40; thence South 0°47'24" West, at right angles to the aforesaid line, a distance of 23.00 feet;
 thence South 89°12'36" East, a distance of 129.08 feet; thence North 0°47'24" East, a distance of 23.00 feet to the point of beginning.

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

ALTA COMMITMENT

Title Order No.: 02-176065-OE

EXHIBIT A

PARCEL "C":

An easement 10 feet in width for ingress and egress over and across that portion of Lot 40, "PLAT OF TINAS COMA," as per plat recorded on August 11, 2000, under Auditor's File No. 200008110004, records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of said Lot 40, and which point is also the Southwest corner of Lot 38 of said Plat of Tinas Coma; thence North 89°12'36" West along the South line of said Lot 40, a distance of 129.08 feet to a Southwest corner of said Lot 40; thence North 0°47'24" East along a Westerly line of said Lot 40, a distance of 90.00 feet to a corner of said Lot 40 and the true point of beginning of this easement description; thence North 56°59'29" West, a distance of 35.55 feet; thence North 13°47'47" West, a distance of 50.95 feet, more or less, to a point on the Southerly right of way line of the cul-de-sac to Bella Vista Lane as platted, and which point bears South 7°49'38" East, a distance of 55.00 feet from said cul-de-sac radius point; thence Westerly along the Southerly line of said cul-de-sac on a curve to the right having a central angle of 10°38'17" and a radius of 55.00 feet, an arc distance of 10.21 feet; thence South 13°47'47" East, a distance of 56.91 feet; thence South 56°59'29" East, a distance of 23.64 feet, more or less, to a point on a Southerly line of said Lot 40 which bears North 89°12'36" West, a distance of 18.76 feet from the true point of beginning; thence South 89°12'36" East along a Southerly line of said Lot 40, a distance of 18.76 feet to the true point of beginning of this easement description.

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

PARCEL "D":

A non-exclusive easement delineated over and across the five following described portions of the "Plat of Tinas Coma", recorded as Skagit County Auditor's File No. 200008110004:

- 1) A Southeasterly 30-foot wide portion of Lot 55 thereof;
- 2) An Easterly 30-Foot wide portion of Open Space Tract "N" thereof;
- 3) A Northerly and Northwesterly 20-foot wide portion of Lot 56 thereof;
- 4) A Westerly 20-Foot wide portion of Lot 57 thereof; and
- 5) A Westerly 20-Foot wide portion of Lot 58 thereof.

Said easement is appurtenant to Parcel "A".

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

ALTA 2006 Commitment (08/17/06)

STATE OF WASHINGTON }
COUNTY OF SKAGIT COUNTY } SS

As Auditor of Skagit County, I do hereby certify that the foregoing instrument is a true and correct copy of the original now on file in this office.

IN WITNESS WHEREOF, I set my hand and seal as Auditor of Skagit County this 31st day of March, 2020.

Sandra Perkins
Auditor

Judy Bwala
Deputy Auditor

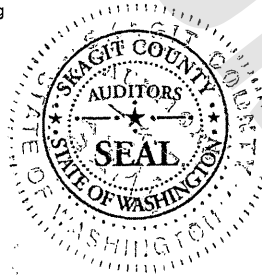


EXHIBIT 'A'**(Corrected Legal Description)****Lot "A" being more particularly described as follows:**

A portion of Tracts 11 and 18, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, more particularly described as follows:

Beginning at the North $\frac{1}{4}$ corner of Section 32, Township 35 North, Range 4 East, W.M., said County and State, said point being shown as a brass tack in rock on Sheet 4 of 4, 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 through 56, inclusive, under Auditor's File No. 9710290033, records of Skagit County, Washington; thence South $2^{\circ}11'42''$ West along the North-South centerline of said Section 32 for a distance of 1,158.57 feet to the true point of beginning; thence South $89^{\circ}15'53''$ East for a distance of 178.21 feet; thence South $2^{\circ}11'42''$ West, parallel with said North-South centerline, for a distance of 163.26 feet; thence North $89^{\circ}15'53''$ West for a distance of 178.21 feet to said centerline; thence North $2^{\circ}11'42''$ East on said North-South centerline, for a distance of 163.26 feet to the true point of beginning; situated in the State of Washington, County of Skagit,

TOGETHER WITH an easement 10 feet in width for ingress and egress over and across that portion of Lot 40, "PLAT OF TINAS COMA," as per plat recorded on August 11, 2000, under Auditor's File No. 200008110004, records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of said Lot 40, and which point is also the Southwest corner of Lot 38 of said Plat of Tinas Coma; thence North $89^{\circ}12'36''$ West along the South line of said Lot 40, a distance of 129.08 feet to a Southwest corner of said Lot 40; thence North $0^{\circ}47'24''$ East along a Westerly line of said Lot 40, a distance of 90.00 feet to a corner of said Lot 40 and the true point of beginning of this easement description; thence North $56^{\circ}59'29''$ West, a distance of 35.55 feet; thence North $13^{\circ}47'47''$ West, a distance of 50.95 feet, more or less, to a point on the Southerly right of way line of the cul-de-sac to Bella Vista Lane as platted, and which point bears South $7^{\circ}49'38''$ East, a distance of 55.00 feet from said cul-de-sac radius point; thence Westerly along the Southerly line of said cul-de-sac on a curve to the right having a central angle of $10^{\circ}38'17''$ and a radius of 55.00 feet, an arc distance of 10.21 feet; thence South $13^{\circ}47'47''$ East, a distance of 56.91 feet; thence South $56^{\circ}59'29''$ East, a distance of 23.64 feet, more or less, to a point on a Southerly line of said Lot 40 which bears North $89^{\circ}12'36''$ West, a distance of 18.76 feet from the true point of beginning; thence South

89°12'36" East along a Southerly line of said Lot 40, a distance of 18.76 feet to the true point of beginning of this easement description.

TOGETHER WITH an easement 10 feet in width for ingress and egress over and across that portion of Lot 40, "PLAT OF TINAS COMA," as per plat recorded on August 11, 2000, under Auditor's File No. 200008110004, as record November 20th, 2008 under Auditors File No. 200812110068 records of Skagit County, Washington

TOGETHER WITH a non-exclusive easement delineated over and across the five following described portions of the "Plat of Tinas Coma", recorded as Skagit County Auditor's File No. 200008110004.

1. A Southeasterly 30-foot wide portion of Lot 55 thereof;
2. An Easterly 30-foot wide portion of Open Space Tract "I" thereof;
3. A Northerly and Northwesterly 20-foot wide portion of Lot 56 thereof;
4. A Westerly 20-foot wide portion of Lot 57 thereof; and
5. A Westerly 20-foot wide portion of Lot 58 thereof.

TOGETHER WITH a non-exclusive easement 10 feet in width, 5 ft. each side of the following described line, for ingress and egress over and across that portion of Parcel A described above:

Beginning at the Southwest corner of Lot 40 of the "PLAT OF TINAS COMA," as per plat recorded on August 11, 2000, under Auditor's File No. 200008110004, records of Skagit County, Washington, described as follows, which point is also the Southwest corner of Lot 38 of said Plat of Tinas Coma; thence North 0°47'24" East along a Westerly line of said Lot 40, a distance of 90.00 feet to a corner of said Lot 40; thence North 89°12'36" West along the South line of said Lot 40, a distance of 9.39 feet to the true point of beginning of and center line of this easement description; thence South 56°59'29" East, a distance of 5.19 feet; thence South 0°47'24" West parallel with the Westerly line of said Lot 40, a distance of 87.21 feet to the intersection of the center line of an existing driveway; thence Southwesterly on the center line of the existing driveway to the north property line of Lot A on the following courses: thence South 15° 28' 28" West a distance of 59.85 ft.; thence South 21° 27' 00" West a distance of 29.17 ft. to the north line of the above described Lot A & the terminus of the 10 ft. easement.

TOGETHER WITH a non-exclusive easement 10 feet in width, 5 ft. each side of the following described line, for ingress, egress, and utilities over, under and across that portion of Parcel A described above:

Beginning at the Southwest corner of Lot 40 of the "PLAT OF TINAS COMA," as per plat recorded on August 11, 2000, under Auditor's File No. 200008110004, records of Skagit County, Washington;

thence North $0^{\circ}47'24''$ East along a Westerly line of said Lot 40, a distance of 90.00 feet to a corner of said Lot 40; thence North $89^{\circ}12'36''$ West along the South line of said Lot 40, a distance of 9.39 feet to the true point of beginning of and center line of this easement description; thence South $56^{\circ}59'29''$ East, a distance of 5.19 feet; thence South $0^{\circ}47'24''$ West parallel with the Westerly line of said Lot 40, a distance of 87.21 feet to the intersection of the center line of an existing driveway; thence Southwesterly on the center line of the existing driveway to the north property line of Lot A on the following courses: thence South $15^{\circ}28'28''$ West a distance of 59.85 ft.; thence South $21^{\circ}27'00''$ West a distance of 29.17 ft. to the north line of the above described Lot A & the terminus of the 10 ft. easement.

(ALSO known as Lot A of Burlington BLA 2-17, delineated as "After BLA Lot A" on that survey attached to page 16 of deed recorded May 30, 2017 under Skagit County Auditor's File No. 201705300208; AND described as 'After Legal Descriptions Lot A' of that deed recorded June 8, 2017 under Skagit County Auditor's File No. 201706080091)

All Situate within the County of Skagit, State of Washington.