

**When recorded return to:**  
Scott Wammack  
Grandview North LLC  
P.O. Box 159  
Arlington, WA 98223

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620043209

**CHICAGO TITLE**  
*620043209*  
**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Gary L. Minor and Cheryl K. Minor, husband and wife

for and in consideration of "Ten And No/100 Dollars (\$10.00) , and other valuable considerations a part of an IRS 1031 Tax Deferred Exchange" in hand paid, conveys, and warrants to Grandview North LLC, A Washington Limited Liability Company

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

PTN Lt. 43, Plat of Burlington Acreage Property

Tax Parcel Number(s): P62568 / 3867-000-043-1805, P62569 / 3867-000-043-1904

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-2710  
Jul 20 2020  
Amount Paid \$84005.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 6, 2020

*Gary L. Minor*  
Gary L. Minor  
*Cheryl K. Minor*  
Cheryl K. Minor

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Gary L. Minor and Cheryl K. Minor are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7-20-2020

*Jennifer Brazil*  
Name: Jennifer Brazil  
Notary Public in and for the State of WA  
Residing at: Skagit County  
My appointment expires: 7-25-2024



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P62568 / 3867-000-043-1805 and P62569 / 3867-000-043-1904**

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**PARCEL A:**

THE WEST HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE EAST HALF OF LOT 43, PLAT OF THE BURLINGTON ACREAGE PROPERTY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THAT PORTION CONVEYED TO THE CITY OF BURLINGTON BY DEED DATED JANUARY 20, 1958, AND RECORDED SEPTEMBER 24, 1958, UNDER AUDITOR'S FILE NO. 585859, RECORDS OF SKAGIT COUNTY, WASHINGTON;

AND EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;  
THENCE SOUTH 02°14'09" WEST A DISTANCE OF 67.30 FEET;  
THENCE NORTH 88°21'40" WEST A DISTANCE OF 311.62 FEET, MORE OR LESS, TO THE WEST LINE OF SAID SUBDIVISION;  
THENCE NORTH 02°12'45" EAST A DISTANCE OF 68.32 FEET;  
THENCE EAST ALONG THE NORTH LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING.

**PARCEL B:**

THAT PORTION OF THE WEST HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE EAST HALF OF SAID LOT 43, PLAT OF THE BURLINGTON ACREAGE PROPERTY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON;

BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;  
THENCE SOUTH 02°14'09" WEST A DISTANCE OF 67.30 FEET;  
THENCE NORTH 88°21'40" WEST A DISTANCE OF 311.62 FEET, MORE OR LESS, TO THE WEST LINE OF SAID SUBDIVISION;  
THENCE NORTH 02°12'45" EAST A DISTANCE OF 68.32;  
THENCE EAST ALONG THE NORTH LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING;

AND THE WEST HALF OF THAT PORTION OF THE NORTH HALF OF THE EAST HALF OF LOT 43, PLAT OF THE BURLINGTON ACREAGE PROPERTY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;  
THENCE WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION TO THE SOUTHWEST CORNER THEREOF;  
THENCE NORTH 18.4 FEET;  
THENCE EAST TO A POINT 20.2 FEET NORTH OF THE POINT OF BEGINNING;

**EXHIBIT "A"**  
Legal Description  
(continued)

THENCE SOUTH 20.2 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO THE CITY OF BURLINGTON BY DEED DATED  
JANUARY 20, 1958, AND RECORDED SEPTEMBER 24, 1959, UNDER AUDITOR'S FILE NO.  
585859, RECORDS OF SKAGIT COUNTY, WAHSINGTON

ALL SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to:	Puget Sound Power & Light Company
Purpose:	electric transmission and distribution line together with necessary appurtenances
Recording Date:	August 2, 1977
Recording No.:	861864
Affects:	the South 7 feet of Parcel A
  
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Purpose:	ingress, egress, utilities and common area for parking and landscape
Recording Date:	December 12, 1994
Recording No.:	9412120064
Affects:	the North 30 feet of Parcel A and the South 30 feet of Parcel B
  
3. Service Agreement between MDU and TCI Cablevision and the terms and conditions thereof:  

Recording Date:	March 22, 2000
Recording No.:	200003220037
  
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to:	Comcast of Washington IV, Inc.
Purpose:	broadband communications system
Recording Date:	June 15, 2004
Recording No.:	200406150028
Affects:	the exact location and extent of said easement is undisclosed of record
  
5. Right-of-Way for Ldean Drive, as delineated on the face of Skagit County Assessor's Map.
  
6. Hazardous Substances Certificate and Indemnity Agreement and the terms and conditions thereof  

Recording Date:	February 16, 2005
Recording No.:	200502160062
  
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to:	Comcast of Washington IV, Inc.
Purpose:	broadband communications services

**EXHIBIT "B"**

Exceptions  
(continued)

Recording Date: March 8, 2010  
Recording No.: 201003080051  
Affects: Parcel A

8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by City of Burlington.
10. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."