

When recorded return to:

Bastion Holdings LLC  
12529 Christianson Road  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-4728  
Nov 06 2020  
Amount Paid \$21889.00  
Skagit County Treasurer  
By Marissa Guerrero Deputy

### STATUTORY WARRANTY DEED

GNW 20-6877

THE GRANTOR(S) Big Sky West LLC, a Limited Liability Company, 2714 Oakes Avenue, Anacortes, WA 98221,

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

in hand paid, conveys, and warrants to Bastion Holdings 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: Property 1:  
Por. West 1/4 of Sec. 4, Twp. 34 N., R. 2 E., W.M.

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): P19867, ~~P19848, P19850~~

Dated: 10/27/2020

Big Sky West LLC, a Limited Liability Company

By: Lawrence D. Nelson  
Lawrence D. Nelson, Manager

By: Amber L. Nelson  
Amber L. Nelson, Manager

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STATE OF WASHINGTON  
COUNTY OF SKAGIT

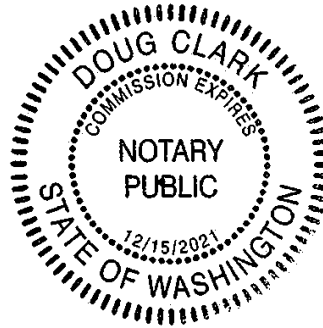
I certify that I know or have satisfactory evidence that Lawrence D. Nelson is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Manager of Big Sky West LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 21<sup>st</sup> day of October, 2020

Doug Clark  
Signature

Notary Public  
Title

My appointment expires: 12-15-21



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 12529 Christianson Road, Anacortes, WA 98221  
Tax Parcel Number(s): P19867, P19848, P19850

**Property Description:**

That portion of the West 1/4 of Section 4, Township 34 North , Range 2 East W.M., described as follows:

Parcel "D" of City of Anacortes Boundary Line Adjustment No. 2020-0002 recorded September 18, 2020 as Auditor's File No. 202009180085

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**EXHIBIT B**

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1. Easement, affecting a portion of subject property for the purpose of gas pipelines and related purposes including terms and provisions thereof granted to Cascade Natural Gas Corp recorded 4/26/1957; 6/17/1957; 9/10/1957 as Auditor's File No. 550574, 553608 and 555903
2. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded 3/21/1985, as Auditor's File No. 8503210032.
3. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington recorded 3/6/1961 as Auditor's File No. 604860.
4. Easement, affecting a portion of subject property for the purpose of gas pipelines and related purposes including terms and provisions thereof granted to Cascade Natural Gas Corporation recorded 05/05/1989 as Auditor's File No. 8905050090.
5. Reservations, provisions and/or exceptions contained in instrument executed by Louis R. Corbin, et ux., recorded 4/20/1989 as Auditor's File No. 8904200049.
6. 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 12/20/2010 as Auditor's File No. 201012200179.
7. Easement, affecting a portion of subject property for the purpose of ingress, egress and utilities including terms and provisions thereof granted to Blue Cow Carwash, Inc. recorded 2/4/2011 as Auditor's File No. 201102040098.
8. 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 12/27/2012 as Auditor's File No. 201212270101.
9. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded 9/6/2005, as Auditor's File No. 200509060166.
10. 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 3/10/2005 as Auditor's File No. 200503100041.
11. Lot certification, including the terms and conditions thereof, recorded 1/6/1998 as Auditor's File No. 9801060040. Reference to the record being made for full particulars. The company makes no determination as to its affects. Affects: Portion of the subject property.
12. Lot certification, including the terms and conditions thereof, recorded 1/6/1998 as Auditor's File No. 9801060039. Reference to the record being made for full particulars. The company makes no determination as to its affects. Affects: Portions of the subject property.
13. Lot certification, including the terms and conditions thereof, recorded 1/6/1998 as Auditor's File No. 9801060038. Reference to the record being made for full particulars. The company makes no determination as to its affects. Affects: Portion of the subject property.
14. 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

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following plat/short plat/survey named Survey recorded 7/15/2013 as Auditor's File No. 201307150182.

15. 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 8/5/2016 as Auditor's File No. 201608050095.

16. 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 09/18/2020 as Auditor's File No. 202009180085.

17. 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.