

When recorded return to:

Mark D. Aginsky
VPB Holdings, LP
2520 James Street
Bellingham, WA 98225

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245431041

CHICAGO TITLE COMPANY
500108385

STATUTORY WARRANTY DEED

THE GRANTOR(S) Clearly J&D, LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration
in hand paid, conveys, and warrants to VPB Holdings, LP, a Washington limited partnership

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

Lot D of Boundary Line Adjustment, also known as NW Plus Credit Union BLA #3-11, recorded
May 13, 2011 as Auditor's File No. 201105130099, as described on Page of 19 and delineated on
Page 18 of 19.

Together with a non-exclusive easement for ingress, egress and utilities over, across and under
Lot E of said Boundary Line Adjustment, as described on page 11 of 19 and delineated on page 18
of 19; all of the above being portions of Lots 13, 14, 15, 16 and 17 in Block 6 of "Knutzen's Addition
to the City of Burlington, according to the plat thereof recorded in Volume 3 of Plats, Psge(s) 80,
records of Skagit County, Washington.

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

Tax Parcel Number(s): P130626, 4089-006-017-0304

Subject to:

Exhibit "A" attached hereto and by this reference made a part hereof

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-5051

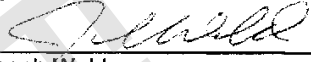
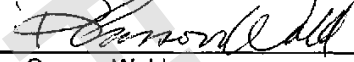
Nov 24 2020

Amount Paid \$13078.00
Skagit County Treasurer
By Bridget Ibarra Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 22, 2020

Clearly J&D, LLC

BY: 
Joseph Wald
MemberBY: 
Desiree Casson Wald
MemberState of WASHINGTON
County of Whatcom

I certify that I know or have satisfactory evidence that Joseph Wald and Desiree Casson Wald are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Member and Member, respectively, of Clearly J&D, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.


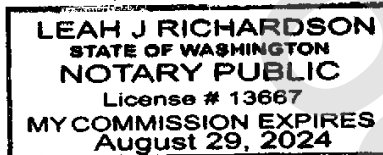
Dated: November 24, 2020Name: 
Notary Public in and for the State of WA
Residing at: Redmond, WA
My appointment expires: August 29, 2024

EXHIBIT "A"
EXCEPTIONS

Order No.: 245431041/500108385

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Plat of Knutzen's Addition to the City of Burlington.

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 200411230171

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Cascade Natural Gas Corporation
Purpose: Natural Gas Pipelines and related facilities
Recording Date: November 19, 2010
Recording No.: 201011190139

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Energy
Purpose: Utility systems
Recording Date: November 22, 2010
Recording No.: 201011220144

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Boundary Line Adjustment :

Recording No: 201105130099

Modification(s) of said covenants, conditions and restrictions

Recording No.: 201403190078

EXHIBIT "A"
EXCEPTIONS**Order No.:** 245431041/500108385

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Recording Date: November 19, 2010
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Recording No: 201105130099**Modification(s) of said covenants, conditions and restrictions****Recording No.:** 201403190078