

When recorded return to:

Harvinder Singh
Burlington Big Mini Mart LLC
774 Hamlin Place
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1524

Apr 09 2021

Amount Paid \$22245.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE COMPANY
620043243

Escrow No.: 245440014

STATUTORY WARRANTY DEED

THE GRANTOR(S) Supermart 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 Burlington Big Mini Mart 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 Tract 50, Plat of the Burlington Acreage Property

Tax Parcel Number(s): P62649/ 3867-000-050-0609

STATUTORY WARRANTY DEED
(continued)

Dated: March 31, 2021

Supermart LLC

BY: Karamjeet Kaur
Karamjeet Kaur
Sole Member

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Karamjeet Kaur 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 Sole Member of Supermart LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: April 8, 2021
Michele R Boudreau
Name: MICHELE R BOUDREAU
Notary Public in and for the State of WA
Residing at: Bellingham
My appointment expires: May 29, 2023

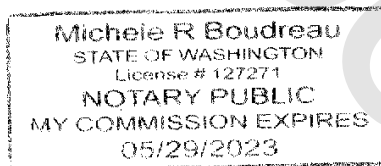


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P62649/ 3867-000-050-0609

THAT PORTION OF TRACT 50, PLAT OF THE BURLINGTON ACREAGE PROPERTY, AS PER PLAT RECORDED IN VOLUME 1 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 FEET;
THENCE SOUTH 2°15'33" WEST PARALLEL WITH THE EAST LINE OF SAID TRACT A DISTANCE OF 25 FEET;
THENCE NORTH 87°59'04" WEST 40 FEET;
THENCE SOUTH 2°15'33" WEST 140 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 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 AUDIRO'S FILE NO. 8608250013.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SPECIAL EXCEPTIONS

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 the Burlington Acreage Property:

Recording No: Volume 1 page 49

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: 8505160007

Reservations, provisions and/ or exceptions contained in instrument executed by Equilon Enterprises, LLC

Recording Date: February 25, 2009
Recording No.: 200902250012

said instrument is a Re-recording of 200902130082

Access Agreement Granting Right of Entry and the terms and conditions thereof:

Executed by: Equilon Enterprises, LLC and PR Petroleum, LLC
Recording Date: February 25, 2009
Recording No.: 200902250015

said instrument is a Re-record of 200902130085

Memorandum Agreement and the terms and conditions thereof:

Executed by: Burlington Supermart Inc., a Washington corporation and Coleman Oil Company, LLC, an Idaho limited liability company
Recording Date: March 27, 2020
Recording No.: 202003270063

Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey

Recording Date: July 24, 2020
Recording No.: 202007240159

Matters shown: Landscaping island located primarily on the Land extends over Northeastern boundary onto adjoining parcel

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Right to Manage Natural Resource Lands Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County residents notification of the County's recognition and support of the right to manage Natural Resource Lands, e.g., farm and forest lands.

Skagit County Code 14.38.030(2) requires, in specified circumstances, recording of the following disclosure in conjunction with the deed conveying the real property:

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.

Washington State Law at RCW 7.48.305 also establishes that:

...agricultural activities conducted on farmland and forest practices, if consistent with good agricultural and forest practices and established prior to surrounding nonagricultural and nonforestry activities, are presumed to be reasonable and shall not be found to constitute a nuisance unless the activity or practice has a substantial adverse effect on public health and safety. ...An agricultural activity that is in conformity with such laws and rules shall not be restricted as to the hours of the day or day or days of the week during which it may be conducted.