

WHEN RECORDED RETURN TO:

Van Ness Feldman, LLP
1191 Second Avenue, Suite 1800
Seattle, WA 98101
Attn: H. Ray Liaw

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-2421
May 28 2021
Amount Paid \$191011.62
Skagit County Treasurer
By Heather Beauvais Deputy

CHICAGO TITLE COMPANY
620039768

STATUTORY WARRANTY DEED

GRANTORS: Bouslog Investments, L.L.C., a Washington limited liability company and
JBK Investments, L.L.C., a Washington limited liability company

GRANTEE: ALM Burlington, LLC, a Delaware limited liability company

**ABBREVIATED
LEGAL DESCRIPTION:**

Parcel A of Skagit County BLA No. PL20-0036, Auditor's File No. 202104300167.
NE 3-34-3

Complete Legal Description is attached as Exhibit A hereto.

ASSESSOR'S TAX ACCOUNT NUMBERS:

P122075/8054-000-006-0000
P122077/8054-000-007-0000
P122078/8054-000-008-0000

Bouslog Investments, L.L.C., a Washington limited liability company and **JBK Investments, L.L.C.**, a Washington limited liability company (collectively, "**Grantor**"), for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, in hand paid, conveys and warrants to **ALM Burlington, LLC**, a Delaware limited liability company ("**Grantee**"), all that certain real property situated in the County of Skagit, State of Washington described in Exhibit A attached hereto.

This conveyance is subject to those liens, charges and encumbrances described in Exhibit B attached hereto.

[Signatures and Notary Acknowledgments on Following Pages]

SIGNATURE PAGE TO STATUTORY WARRANTY DEED

DATED this 27th day of May, 2021.

GRANTOR:

Bouslog Investments, L.L.C.,
a Washington limited liability company

John L. Bouslog
John L. Bouslog
Manager/Member

STATE OF WASHINGTON

COUNTY OF Snohomish

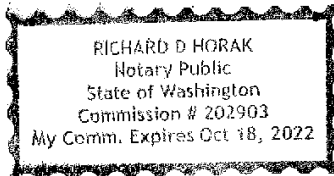
This record was acknowledged before me on May 27, 2021 by **John L. Bouslog** as Manager/Member of **Bouslog Investments, L.L.C.**, a Washington limited liability company.

Richard D Horak
Signature of Notary Public

Notary Public
Title of Office

My Commission Expires: 10-18-22

(Stamp)



SIGNATURE PAGE TO STATUTORY WARRANTY DEED

DATED this 27th day of May, 2021.

GRANTOR:

JBK Investments, L.L.C.,
a Washington limited liability company

Karla M. Ohrt
Karla M. Ohrt
Co-Manager

STATE OF WASHINGTON

COUNTY OF KING

This record was acknowledged before me on 5/27/21 by **Karla M. Ohrt** as Co-Manager of **JBK Investments, L.L.C.**, a Washington limited liability company.

(Stamp)



[Signature]
Signature of Notary Public

NOTARY
Title of Office

My Commission Expires: 3.29.25

**EXHIBIT A
TO
STATUTORY WARRANTY DEED**

LEGAL DESCRIPTION

PARCEL A:

PARCEL A OF SKAGIT COUNTY BOUNDARY LINE ADJUSTMENT NO. PL20-0036, RECORDED UNDER AUDITOR'S FILE NO. 202104300167, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 2F, 2G AND A PORTION OF LOT 2H, BAY RIDGE BUSINESS PARK BINDING SITE PLAN, BSP NO. PL-03-0706, APPROVED JUNE 8, 2004 AND RECORDED JULY 9, 2004, UNDER AUDITOR'S FILE NO. 200407090108, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING IN EAST HALF OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., SKAGIT COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 3 AND BEING THE NORTHEAST CORNER OF SAID LOT 2F;
THENCE SOUTH 00°17'37" WEST, ALONG SAID EAST LINE A DISTANCE OF 557.87 FEET;
THENCE NORTH 89°42'23" WEST, A DISTANCE OF 20.00 FEET;
THENCE SOUTH 00°17'37" WEST, A DISTANCE OF 451.40 FEET;
THENCE SOUTH 61°13'46" WEST, A DISTANCE OF 75.31 FEET;
THENCE SOUTH 30°57'26" WEST, A DISTANCE OF 153.45 FEET;
THENCE SOUTH 34°50'31" WEST, A DISTANCE OF 30.14 FEET;
THENCE NORTH 60°54'36" WEST, A DISTANCE OF 579.99 FEET;
THENCE SOUTH 29°05'24" WEST, A DISTANCE OF 191.15 FEET;
THENCE SOUTH 51°59'17" WEST, A DISTANCE OF 27.68 FEET;
THENCE NORTH 60°54'35" WEST, A DISTANCE OF 588.47 FEET TO THE WEST LINE OF SAID EAST HALF OF THE NORTHEAST QUARTER OF SECTION 3;
THENCE NORTH 00°12'19" EAST, ALONG SAID WEST LINE A DISTANCE OF 498.98 FEET;
THENCE SOUTH 89°49'08" EAST, A DISTANCE OF 646.19 FEET TO THE WESTERLY MARGIN OF BAY RIDGE DRIVE;
THENCE SOUTH 00°10'52" WEST, ALONG SAID WESTERLY MARGIN A DISTANCE OF 322.29 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF 61°05'28";
THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 138.61 FEET;
THENCE SOUTH 60°54'36" EAST, A DISTANCE OF 536.00 FEET TO AND ANGLE POINT OF SAID BAY RIDGE DRIVE MARGIN;

Exhibit A

THENCE NORTH 29°05'24" EAST, ALONG SAID MARGIN A DISTANCE OF 60.00 FEET TO THE NORTHERLY MARGIN OF BAY RIDGE DRIVE;
THENCE NORTH 60°54'36" WEST, ALONG SAID NORTHERLY MARGIN A DISTANCE OF 536.00 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 70.00 FEET AND A CENTRAL ANGLE OF 61°05'28";
THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 74.64 FEET;
THENCE NORTH 00°10'52" EAST, A DISTANCE OF 645.21 FEET TO THE NORTHWEST CORNER OF SAID LOT 2F;
THENCE SOUTH 89°49'08" EAST, ALONG THE NORTH LINE OF SAID LOT 2F A DISTANCE OF 614.15 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:

A STORM DRAIN EASEMENT, 20' ACCESS AND POND MAINTENANCE EASEMENT, 60'/30' SANITARY SEWER AND WATERLINE EASEMENT AND EASEMENT TO MAINTAIN VEGETATION, AS GRANTED IN INSTRUMENT RECORDED JUNE 22, 2005 UNDER AUDITOR'S FILE NO. 200506220165, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Exhibit A

**EXHIBIT B
TO
STATUTORY WARRANTY DEED**

PERMITTED EXCEPTIONS

1. Water rights, claims or title to water.
2. 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 SHORT PLAT NO. 96-012:

Recording No: 9610110054

3. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;

Recorded: December 8, 1997

Auditor's No(s): 9712080099, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: June 22, 2005, October 12, 2005, February 20, 2018 and October 22, 2020

Auditor's No(s): 200506220163, 200510120152, 201802200054, and 202010220117, records of Skagit County, Washington

4. 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 BSP NO. PL-03-076:

Recording No: 200407090108

Affidavit of Minor Correction recorded under Recording Number 200408030057.

Exhibit B

5. Easement for the purpose shown below and rights incidental thereto as provided in a document:
 Purpose: Perpetual air or flight easement, also referred to as "avigation rights."
 Recording Date: April 26, 2004
 Recording No.: 200404260058
 Affects: All the air space above said Land.
 Reference is hereby made to said document for full particulars.
6. Order on Special Use Permit Application PL09-0046 including the terms, covenants and provisions thereof
 Recording Date: April 20, 2009
 Recording No.: 200904200142
7. Agreement, including the terms and conditions thereof; entered into;
 By: Bouslog Investments, LLC, et al
 And Between: Skagit County Fire District No. 6
 Recorded: November 28, 2005
 Auditor's No. 200511280001, records of Skagit County, Washington
 Providing: Establishing Development Fees at the rate of \$.244 per square foot of commercial/industrial development.
8. Easements for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: Port of Skagit County
 Purpose: Ingress, egress, utilities
 Recording Date: February 28, 2018
 Recording No.: 201802280143
 Affects: Portion of said premises as described therein
9. General & Special taxes for tax year 2021. None due as of this date.
10. A License, and the terms and conditions thereof:
 By: Bouslog Investments, L.L.C. and JBK Investments, L.L.C.
 And Between: Owner's Association of Bay Ridge Business Park
 Recorded: April 30, 2021
 Auditor's No. 202104300166, records of Skagit County, Washington
11. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey prepared by Barghausen Consulting Engineers, Inc., dated February 10, 2020, Job No. 20993, last revised May 25, 2021.
Matters Shown:
 (1) Electric utility line lying west of Bay Ridge Drive is built outside of the easement area.

Exhibit B