

When recorded return to:

Norris Twenty Eight, LLC
11455 Whistle Lake Road
Anacortes, WA 98221

GNW 21-10857

STATUTORY WARRANTY DEED

THE GRANTOR(S) McPeake Norris LLC, a Washington Limited Liability Company,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Norris Twenty Eight, LLC, a Washington 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:

Section 31, Township 35 North, Range 4 East - NW SE (aka Tracts A & B, Burl SP #77-1)

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): P38164/350431-4-004-0105; P38165/350431-4-004-0204

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2426

May 28 2021

Amount Paid \$127055.00
Skagit County Treasurer
By Heather Beauvais Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 21-10857-KS

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Dated: 5.27.21

McPeake Norris LLC, a Washington Limited Liability Company

By: [Signature] PR
Stephen E. Nicol, Personal Representative of the Estate of David McPeake, deceased, and Administrator for the Estate of Lina May McPeake, deceased, said decedents being the sole members of McPeake Norris LLC

STATE OF WASHINGTON
COUNTY OF SKAGIT

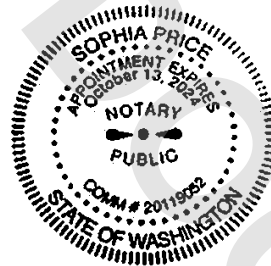
I certify that I know or have satisfactory evidence that Stephen E. Nicol is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of David McPeake, deceased, and Administrator for the Estate of Lina May McPeake, deceased, said decedents being the sole members of McPeake Norris LLC.

Dated: 27 day of May, 2021

[Signature]
Signature

Notary Public
Title

My appointment expires: 10-13-2024



Statutory Warranty Deed
LPB 10-05

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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 207-215 North Norris Street, Burlington, WA 98233

Tax Parcel Number(s): P38164/350431-4-004-0105; P38165/350431-4-004-0204

Property Description:

Tract "A" and Tract "B" of Burlington Short Plat No. 77-1, approved September 20, 1977 and recorded September 26, 1977, under Auditors File No. 865497, in Volume 2 of Short Plats, page 130, records of Skagit County, Washington, being a portion of the Northwest 1/4 of the Southeast 1/4 of Section 31, Township 35 North, Range 4 East, W.M.

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EXHIBIT B

21-10857-KS

1. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Frank C. Pickering

Recorded: February 22, 1943

Auditor's No. 360767, (Volume 188 of Deeds, Page 383)

Purpose: Water pipeline and road, together with the right to enter upon said property to maintain and repair or replace said pipeline

Area Affected: A portion over the subject property

2. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington:

Recorded: June 18, 1954

Auditor's No.: 502904, (Volume 263 of Deeds, Page 333)

3. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Record of Survey

Recorded: September 26, 1977

Auditor's No.: 865497

4. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Burlington-Edison School District No. 100, Burlington, Washington

Recorded: February 26, 1979

Auditor's No. 7902260012

Purpose: Roadway easement over the Northeast corner

Area Affected: Tract "A", Short Plat No. 77-1

5. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company

Dated: November 15, 1988

Recorded: November 28, 1988

Auditor's No.: 8811280109

Purpose: Right to enter said premises to operate, maintain, and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

Affects: Tract "B", Short Plat No. 77-1

6. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company

Dated: November 8, 1988

Recorded: November 28, 1988

Auditor's No.: 8811280110

Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

Affects: Tract "A", Short Plat No. 77-1

7. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: TCI Cablevision of Washington, Inc.

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And: Rebecca Garcia
Dated: September 20, 1999
Recorded: March 22, 2000
Auditor's No.: 200003220040
Regarding: Multiple dwelling unit service agreement

8. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY: Recorded: June 28, 2011

Auditor's No.: 201106280011

Regarding: Order on special use request PL11-0069

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

9. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: August 26, 2015

Auditor's No.: 201508260015

Regarding: Order Prohibiting Use Per WAC 246-205-560

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

10. EASEMENT AND PROVISIONS THEREIN:

Grantee: Comcast Cable Communications Management, LLC

Recorded: November 2, 2020

Auditor's No.: 202011020046

Purpose: Right to enter said premises to install, operate, maintain and repair a broadband communications system

Affects: As disclosed in instrument

18-4-00407-29
LTRAD 18
Letters of Administration
9006331



**SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY**

FILED
Skagit County Clerk
Skagit County, WA
10/02/2020

No. 18-4-00407-29

ESTATE OF LINA MAY MCPEAKE:

LETTERS ADMINISTRATION

I. BASIS

- 1.1 LINA MAY MCPEAKE late of SKAGIT County died intestate on or about March 26, 2018 leaving property in this state subject to administration.
- 1.2 On October 02, 2020 the court appointed STEPHEN E NICOL administer the estate of the decedent according to law.
- 1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT STEPHEN E NICOL is authorized by this court to administer the estate of the above decedent according to law.

DATED 10/02/2020.

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT
By Kristen Denton, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON |
COUNTY OF SKAGIT | ss

I, MELISSA BEATON, COUNTY CLERK of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters of Administration in the above-named case, which was entered of record on October 02, 2020.

I further certify that these letters are now in full force and effect.

DATED: _____

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY _____
Deputy Clerk

10/05/2020 15:25:57