

WHEN RECORDED RETURN TO:

Spruce Commercial Properties LLC
8115 Broadway, Suite 101
Everett 98203

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2753

Jun 17 2021

Amount Paid \$22957.00

Skagit County Treasurer

By Heather Beauvais Deputy

Escrow Number: 21000200426

GNW Title Number: 21-11320

Filed for Record at Request of: Stewart Title Guaranty Company - Commercial Services

BARGAIN AND SALE DEED

THE GRANTOR(S), **Banner Bank Inc., a Washington corporation, as successor by Merger with Skagit State Bank, a dissolved Washington Corporation** for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, in hand paid, bargains, sells and conveys to **Spruce Commercial Properties LLC, a Washington limited liability company** the following described estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO

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

Lots 19-20 and East 20 feet Lot 18, Block 95; and Lots 1-4 and the North 32.85 feet of Lots 5-7, Block 97; all in Amended to Burlington

Tax Parcel Number(s): P71939, P71943, P71944, P71946, and P71947

Dated: June 15, 2021

Banner Bank,
a Washington corporation

By: [Signature]
Shane Correa, Senior Vice President

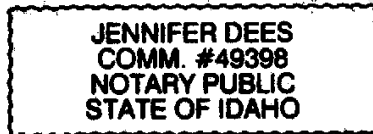
State of Idaho

SS.

County of Ada

I certify that I know or have satisfactory evidence that **Shane Correa** is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they is/are authorized to execute the instrument and acknowledge it as the **Senior Vice President of Banner Bank Inc., a Washington corporation** to be the free and voluntary act of such party/parties for the uses and purposes mentioned in this instrument.

Dated: June 15, 2021



[Signature]
Notary name printed or typed: Jennifer Dees
Notary Public in and for the State of Idaho
Residing at Mendota
My appointment expires: 6/3/25

EXHIBIT "A"
LEGAL DESCRIPTION

Lots 19, 20 and the East 18 feet in Block 95 and Lots 1, 2, 3, 4 and the North 32.85 feet in Block 97, all in "Amended Plat of Burlington, Skagit County, Wash." as per plat recorded in Volume 3 of Plats, Page 17, records of Skagit County, Washington.

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EXHIBIT "B" TO BARGAIN AND SALE DEED

1. 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 Amended Plat of Burlington, Skagit County, Wash. recorded 07/03/1894 as Auditor's File No. 16511 (Volume of Plats, Page 17).
2. 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 09/08/1988 as Auditor's File No. 8809080006.

Affects: Lots 1-4 in Block 97

3. Easement, affecting a portion of subject property for the purpose of utilities including terms and provisions thereof granted to Skagit State Bank recorded 10/19/1988 as Auditor's File No. 8809080006.

Affects the South 2 feet of Lot 4 in Block 97 subject to possible merger of fee title with said Easement.

4. 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 05/22/1989, as Auditor's File No. 8905220020

Affects: Lots 1-3 in Block 97

5. 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 02/02/2021 as Auditor's File No. 202102020069.

Affects: Lots 4-7 in Block 97.

6. Liability for future municipal assessments, levied by the City of Burlington
7. Declaration of easement, affecting a portion of the subject property for the purpose of Drive Aisle and Utilities Easement and Maintenance, including the terms and provisions thereof granted to Banner Bank and successors recorded 06/09/2021 as Auditor's File No. 202106090146.