

When recorded return to:

Rebekah M Cox
Sherco Investment LLC
1202 S 2nd Ste A
Mount Vernon, WA 98273

**Fidelity Major Accounts 20001269-NCS
CTT 620044566**

Filed for record at the request of:



COMPANY OF WASHINGTON, INC.

5006 Center Street, Suite J
Tacoma, WA 98409

Escrow No.: 20001269-NCS

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4235

Sep 14 2021

Amount Paid \$13345.00

Skagit County Treasurer
By Lena Thompson Deputy

BARGAIN AND SALE DEED

THE GRANTOR(S)

Banner Bank, as to Parcels A; Banner Bank, successor by merger to Skagit State Bank, as to Parcel B
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other good and valuable
consideration in hand paid, bargains, sells, and conveys to

Sherco Investment LLC, a Washington limited liability company

the following described 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.)

Lots 5-7, Lots 16-18, Blk 97, Burlington and Lots A-B SP 8507090073

Tax Parcel Number(s): P71948 / 4076-097-007-0001, P71957 / 4076-097-018-0007

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

BARGAIN AND SALE DEED
(continued)

Dated: 9/13/2021

Banner Bank

BY: R. Shane Correa

R. Shane Correa
Senior Vice President

State of Idaho
County of

I certify that I know or have satisfactory evidence that R. Shane Correa 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 Senior Vice President of Banner Bank to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: September 13, 2021

Karin A. Goodpaster
Name: Karin A. Goodpaster
Notary Public in and for the State of Idaho
Residing at: Meridian
My appointment expires: 4-1-25

KARIN A. GOODPASTER
NOTARY PUBLIC
STATE OF IDAHO
COMM. NO. 35789

EXHIBIT "A"
Legal Description

PARCEL A:

Lots 5, 6, & 7, Block 97, of Amended Plat of Burlington, according to the plat thereof recorded in Volume 3 of Plats, page 17, except the North 32.85 feet thereof.

(Also known as Lot 2A of Boundary Line Adjustment recorded under Auditor's File No. 202102020069, records of Skagit County, Washington.)

Situate in the County of Skagit, State of Washington

PARCEL B:

Lots 16, 17 and the West 12 feet of Lot 18, Block 97, of the Amended Plat of Burlington, according to the plat recorded in Volume 3 of Plats at Page 17, being in a portion of the Southwest quarter of Section 32, Township 35 North, Range 4 East, WM.;

TOGETHER WITH Lots A and B, City of Burlington Short Plat No. BURL 1-85, approved June 18, 1985, and recorded July 9, 1985, in Volume 7 of Short Plats at page 30, under Auditor's File No. 8507090073, records of Skagit County, Washington; being a portion of Lots 14 and 15, Block 97, of the Amended Plat of Burlington, according to the plat thereof recorded in Volume 3 of plats at Page 17.

Situate in the County of Skagit, State of Washington

RSC

EXHIBIT "B"**Exceptions**

1. 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 Amended Plat of Burlington.

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:

Recording No: 8507090073

3. 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 disclosed by instrument:

Recording No: 200711200081

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 Boundary Line Adjustment :

Recording No: 202102020069, 202102020070, & 202102020071

5. Matters disclosed by Survey recorded under Auditor's File No. 202102020069 as follows:

1. Building columns appurtenant to Lot 4, Block 97, encroach 0.75 feet onto Parcel B of the Land
2. Building eaves appurtenant to Lot 4, Block 97, encroach 1.2 feet onto Parcel B of the Land
3. Concrete walk appurtenant to Lot 4, Block 97, encroach an undisclosed distance onto Parcel B of the Land
4. Right, title, and interest of parties in possession of that portion of the Land lying underneath said columns, eaves, and walkway

6. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

7. Declaration of Drive Aisle and Utilities Easement and Maintenance Agreement including the terms, covenants and provisions thereof

Recording Date: June 9, 2021
Recording No.: 202106090146

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EXHIBIT "B"

Exceptions
(continued)

8. Declaration of Drive Aisle and Utilities Easement and Maintenance Agreement including the terms, covenants and provisions thereof

Recording Date: June 9, 2021
Recording No.: 202106090146

RSC