

When recorded return to:

J & J Property Holdings, LLC  
830 Kline Road  
Bellingham, WA 98226

### **BARGAIN AND SALE DEED**

Reference No.: 201045-LT

THE GRANTOR(S)

Wallace Bay View Properties, LLC, a Washington limited liability company

for and in consideration of

TWO MILLION NINETY ONE THOUSAND SIX HUNDRED FORTY EIGHT AND 00/100 (\$2,091,648.00)  
DOLLARS

in hand paid, bargains, sells, and conveys to

J & J Property Holdings, LLC, a Washington Limited Liability Company

the following described estate, situated in the County of Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

SUBJECT TO: MATTERS SET FORTH ON EXHIBIT "B" ATTACHED HERETO AND MADE A  
PART HEREOF.

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

LOT 5A BAY RIDGE BUSINESS PARK BSP PHASE 5 AF#200801220120 (ptn SE, 34-35-3)

Tax Parcel Number(s): 8073-000-001-0000/P127385

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4343

Sep 20 2021

Amount Paid \$45033.56

Skagit County Treasurer

By Lena Thompson Deputy

Dated: September 13, 2021

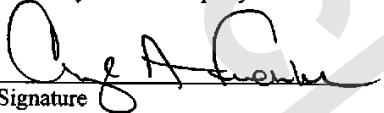
Wallace Bay View Properties, LLC, a Washington Limited Liability Company

By: 

Jack R. Wallace, Member

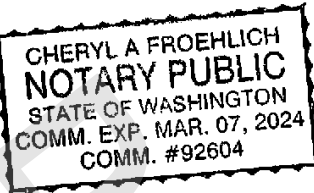
STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that JACK R. WALLACE is the persons who appeared before me, and said persons acknowledges he signed this instrument, on oath stated he is authorized to execute the instrument and acknowledge that as the Member of Wallace Bay View Properties LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

  
Signature

  
Title

My appointment expires: 3-7-24



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: Bay Ridge Drive, Burlington, WA 98233

Tax Parcel Number(s): 8073-000-001-0000/P127385

**Property Description:**

Lot 5A, BAY RIDGE BUSINESS PARK BINDING SITE PLAN, PHASE 5, BSP NO. PL-07-0733, as approved January 22, 2008 and recorded January 22, 2008, under Auditor's File No. 200801220120, records of Skagit County, Washington; being a portion of the Southeast 1/4 of Section 34, Township 35 North, Range 3 East W.M.

Situated in Skagit County, Washington.

**EXHIBIT B**  
Permitted Exceptions

**1. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS:**

Recorded: December 8, 1997

Auditor's File No.: 9712080099

**SAID DOCUMENT WAS AMENDED BY THE FOLLOWING INSTRUMENT(S):**

Auditor's File Nos.: 200506220163, 200510120152, 201802200054, and 202010220117

**2. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:**

Grantee: Public Utility District No. 1 of Skagit County

Purpose: The perpetual right, privilege, and authority enabling the District to do all things necessary or proper in the construction and maintenance of a water line, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or line, along with necessary appurtenances for the transportation of water over, across, along, in and under the following described lands and premises; TOGETHER WITH the right of ingress to and egress from said lands across adjacent lands of the Grantors; ALSO, the right to cut and/or trip all brush, timber, trees or other growth standing or growing upon the lands of the Grantors which, in the opinion of the District, constitutes a menace or danger to said line or to persons or property by reason of proximity to the line.

Area Affected: All Parcels

Recorded: March 29, 2001

Auditor's File No.: 200103290005

**3. NOTICE OF AIRPORT NOISE AND OVERFLIGHT EFFECTS, INCLUDING THE TERMS AND CONDITIONS THEREIN:**

Given By: Port of Skagit County

Dated: April 16, 2004

Recorded: April 26, 2004

Auditor's File No.: 200404260058

**4. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Between: Bouslog Investments, LLC et al

And: Skagit County Fire District no. 6

Dated: October 28, 2005

Recorded: November 28, 2005

Auditor's File No.: 200511280001

Regarding: A development fee for commercial/industrial development. The development fee for each 1,000 square feet of commercial/industrial development is Two Hundred Forty-Four Dollars (\$244) or \$.244 per square foot. The fee shall be due and payable at such time as the owner submits a building permit to the Skagit County Planning and Permit Center for the construction of improvements.

**5. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:**

Plat/Short Plat: Bay Ridge Business Park Binding Site Plan, Phase 4

Recorded: July 28, 2006

Auditor's File No.: 200607280039

**6. Protected Critical Area Easement and the terms and conditions thereof as recorded July 28, 2006 under Auditor's**

File No. 200607280040. (Affects subject land and other lands)

7. Lot Certification and the terms and conditions thereof as recorded July 28, 2006 under Auditor's File No. 200607280041. (Affects subject land and other lands)

8. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc.

Purpose: Electric transmission and/or distribution line

Area Affected: Said Land and other lands

Dated: September 12, 2006

Recorded: September 19, 2006

Auditor's File No.: 200609190057

9. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: JBK Investments, LLC, a Washington limited liability company and Bouslog Investments, LLC, a Washington limited liability company dba Bouslog Properties and the Owners' Association of Bay Ridge Business

Park, a Washington non-profit corporation

And: Black Rock Cable, Inc.

Dated: February 26, 2007

Recorded: March 13, 2007

Auditor's File No.: 200703130111

Regarding: License for Use and Extension of Conduit

10. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS

AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: Bay Ridge Business Park Binding Site Plan, Phase 5 BSP No. PL-07-0733

Recorded: January 22, 2008

Auditor's File No.: 200801220120

11. Lot Certification and the terms and conditions thereof as recorded January 22, 2008 under Auditor's File No. 200801220121. (Affects subject land and other lands)

12. NOTICE OF AIRPORT NOISE AND OVERFLIGHT EFFECTS, INCLUDING THE TERMS AND CONDITIONS THEREIN:

Given By: Port of Skagit County

Dated: November 8, 2007

Recorded: January 22, 2008

Auditor's File No.: 200801220122

13. Reserved.

14. Taxes for the year 2021, not yet due and payable, and subsequent years.

The lands described herein have been classified as farm and agriculture, open space disclosed by notice recorded October 10, 1973 under Auditor's File No. 791911 and are subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years.

Any sale or transfer of all or a portion of said property requires execution of forms which may be obtained from Skagit County Assessor's Office and submission of said completed forms to them AT LEAST 15 DAYS PRIOR TO CLOSING in addition to the notice of compliance form attached to the excise tax affidavit.

LPB 15-05(r) rev. 4/2009

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**NOTICE OF CONTINUANCE:**

Recording Date: February 20, 2008

Auditor's File No.: 200802200013

Affects: subject land and other lands

15. Assessments and/or charges by the City of Burlington Sewer District.
16. Assessments, if any, due and owing The Owners Association of Bay Ridge Business Park.
17. Matters that would be disclosed by an accurate survey of the property.