

**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

Mach Two, LLC
Attention: Debra L. Wetle
4040 Spring Boulevard
Eugene, Oregon 97405

CHICAGO TITLE COMPANY
500115263A

STATUTORY WARRANTY DEED

GRANTOR: I-5 BURLINGTON, LLC, a Washington limited liability company

GRANTEE: MACH TWO PROPERTIES, LLC, a Washington limited liability company

Abbreviated Legal: Lot C4, BSP No. 4-08, Ptn. S1/2, 6-34-4E, W.M.
Tax Account No.: P133062 / 8095-000-004-0000

Tax Parcel Number: P133062 / 8095-000-004-0000

I-5 Burlington, LLC, a Washington limited liability company (“Grantor”), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby conveys and warrants to Mach Two Properties, LLC, a Washington limited liability company (“Grantee”), all of Grantor’s right, title and interest in and to the real property situated in the County of Skagit, State of Washington, and described on Exhibit A attached hereto and incorporated herein by this reference, together with all of Grantor’s after acquired title and rights therein; subject to the matters set forth in Exhibit B attached hereto and incorporated herein by this reference.

[Signature on Following Page]

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-4863
Oct 22 2021
Amount Paid \$9584.92
Skagit County Treasurer
By Lena Thompson Deputy

Exhibit A

Legal Description of Mach Two Property

APN/Parcel ID: P133062 / 8095-000-004-0000

Lot C4 of Binding Site Plan No. 4-08, approved February 8, 2016, and recorded February 11, 2016 under Auditor's File No. 201602110068, records of Skagit County, Washington; being a portion of the Northwest 1/4 of the Southeast 1/4 and of the Northeast 1/4 of the Southwest 1/4 in Section 6, Township 34 North, Range 4 East, W.M.

Situated in Skagit County, Washington.

Exhibit B**Exceptions**

1. Conveyance to the State of Washington of all existing, future or potential easements of access, light, view and air, and all rights of ingress and egress to, from and between Primary State Highway No. 1, Conway Junction to Junction P.S.H. No. 1, North of Burlington, and the above property, dated May 6, 1954, filed June 18, 1954, under Recording No. 502902, and recorded in Volume 263 of Deeds, page 328.
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. 9-76:

Recording No: 832380

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Burlington
Purpose: Utility
Recording Date: August 28, 1992
Recording No.: 9208280009

4. Easement in favor of the owners of Lot A of Short Plat 9-76 for ingress and egress over an existing circular driveway by Stipulation and Settlement Order filed March 21, 2008 in Skagit County Superior Court Case No. 07-2-01697-2.

A depiction of said easement is shown on survey recorded under Auditor's File No. 200812300133

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Skagit County
Purpose: construction and maintenance of a water and communication, lines or other similar public services related facilities

Recording Date: February 3, 2010
Recording No.: 201002030069

6. 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 Binding Site Plan No. 4-08:

Recording No: 201602110068

7. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: December 28, 2018
Recording No.: 201812280053