

POOR ORIGINAL

When recorded return to:

Fifteen For Two, LLC
12012 1st Drive Northwest
Marysville, WA 98271

GNW 21-14052

STATUTORY WARRANTY DEED

THE GRANTOR(S) Cardinal Ventures, LLC, a Washington Limited Liability Company, 204 East Sharon Avenue, Burlington, WA 98233,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Fifteen For Two, 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:

Ptn. Lots 21-24, Block 5, Supplemental Plat of Knutzen's Add. (aka Lots A-D Survey 201702150081)

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): P72722/4089-005-024-0007, P72723/4089-005-024-0106, P133623/4089-005-024-0105
P133618/4089-005-024-0006

Dated: 12/09/2021

Cardinal Ventures, LLC, a Washington Limited Liability Company

By: [Signature]
Adam Ware, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5664

Dec 10 2021

Amount Paid \$8183.00
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

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STATE OF WASHINGTON ^{Missouri}
COUNTY OF ~~SKAGHT~~ ^{Douglas}

This record was acknowledged before me on 9th day of December, 2021 by Adam Ware as Member of Cardinal Ventures, LLC.

Cassandra Le Marsh
Signature

Cassandra Le Marsh, Notary Public
Title

My appointment expires: 03/15/2025



EXHIBIT A
LEGAL DESCRIPTION

Property Address: 224 East Sharon Avenue, Burlington, WA 98233
Tax Parcel Number(s): P72722/4089-005-024-0007, P72723/4089-005-024-0106, P133623/4089-005-024-0105
P133618/4089-005-024-0006

Parcel A:

Lot A of Boundary Line Adjustment Survey recorded February 15, 2017 as Skagit County Auditor's File Number 201702150081 being portions of Lots 23 and 24 in Block 5 of "SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITION," as per plat recorded in Volume 4 of Plats, Page 7, records of Skagit County, Washington;

TOGETHER WITH a 30-foot wide non-exclusive access and utility easement delineated on the face of said Survey, over, across and under the East 15 feet of Lot D and the West 15 feet of Lots B and C.

Parcel B:

Lot B of Boundary Line Adjustment Survey recorded February 15, 2017 as Skagit County Auditor's File Number 201702150081; being portions of Lots 23 and 24 in Block 5 of "SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITION," as per plat recorded in Volume 4 of Plats, Page 7, records of Skagit County, Washington.

TOGETHER WITH those portions of vacated West Walnut Street and abandoned Pacific Northwest Traction Company right-of-way, delineated on the face of said Survey as lying within said Lot B.

TOGETHER WITH a 30-foot wide non-exclusive access and utility easement delineated on the face of said Survey over, across and under the East 15 feet of Lots A and D and the West 15 feet of Lot C.

Parcel C:

Lot C of Boundary Line Adjustment Survey recorded February 15, 2017 as Skagit County Auditor's File Number 201702150081; being portions of Lots 21 and 22 in Block 5 of "SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITION," as per plat recorded in Volume 4 of Plats, Page 7, records of Skagit County, Washington.

TOGETHER WITH those portions of vacated West Walnut Street and abandoned Pacific Northwest Traction Company right-of-way, delineated on the face of said Survey as lying within said Lot C.

TOGETHER WITH a 30-foot wide non-exclusive access and utility easement delineated on the face of said Survey over, across and under the East 15 feet of Lots A and D and the West 15 feet of Lot B.

Parcel D:

Lot D of Boundary Line Adjustment Survey recorded February 15, 2017 as Skagit County Auditor's File Number 201702150081; being portions of Lots 21 and 22 in Block 5 of "SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITION," as per plat recorded in Volume 4 of Plats, Page 7, records of Skagit County, Washington;

TOGETHER WITH a 30-foot wide non-exclusive access and utility easement delineated on the face of said Survey over, across and under the East 15 feet of Lot A and the West 15 feet of Lots B and C.

Statutory Warranty Deed
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EXHIBIT B

21-14052-SJ

1. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Co.
Dated: August 27, 1924
Recorded: August 28, 1924
Auditor's No. 176764
Purpose: 55,000 volt 3 phase transmission lines and related facilities
Area Affected: A portion of the subject property

2. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: Chris Knutzen, et ux
Recorded: April 5, 1947
Auditor's No.: 402902
For: Reservation of a strip of land for a railroad spur
Affects: An undisclosed area running East to West across the subject property
Said easement was re-recorded as Auditor's File No. 403612.

3. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1
Dated: April 11, 1956
Recorded: May 11, 1956
Auditor's No. 535967
Purpose: Water pipeline purposes
Area Affected: as disclosed in instrument

4. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Co.
Dated: January 8, 1985
Recorded: January 16, 1985
Auditor's No. 8501160029
Purpose: Electric facility purposes
Area Affected: as disclosed in instrument

5. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Puget Sound Power & Light Co.
And: Burlington Enterprises, a partnership
Dated: December 29, 1995
Recorded: January 2, 1996
Auditor's No.: 9601020082
Regarding: Continued use of existing buildings only within the easement area

6. 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/SURVEY:

Name: Survey
Recorded: August 2, 1999
Auditor's No.: 199908020020

7. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE

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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: Survey for Fredrickson & Gunerius LLC

Recorded: February 15, 2017

Auditor's No.: 201702150081

8. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Fredrickson & Gunerius LLC

Recorded: February 16, 2017

Auditor's No.: 201702160121

9. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation, a Washington Corporation

Recorded: November 2, 2017

Auditor's No. 201711020057

Purpose: Construct, install, operate, maintain, protect, improve, repair, and abandon in place a natural gas pipeline or pipelines, regulation devices, and metering

Area Affected: As Located