

When recorded return to:

Daryoush Khazai and Shamsolmolouk Salehi-Tezangi
8820 Northeast 148th Place
Kenmore, WA 98028

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-668

Feb 23 2022

Amount Paid \$10952.00
Skagit County Treasurer
By Kaylee Oudman Deputy

GNW 22-14551

STATUTORY WARRANTY DEED

THE GRANTOR(S) BURLINGTON HILL HOLDINGS 1, LLC, a Washington Limited Liability Company,
21606 Alder Brook Lane, Mount Vernon, WA 98274,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Daryoush Khazai and Shamsolmolouk Salehi-Tezangi, a married couple

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: Property 1:

Section 3, Township 33 North, Range 4 East - Ptn. S 1/2 (aka Lot 3 SP 99-0033 AF# 200903130064)

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): P128687, P126951 and P16245

Dated: 2/22/2022

BURLINGTON HILL HOLDINGS 1, LLC, a Washington Limited Liability Company

By: [Signature]
Adam Ware, Member

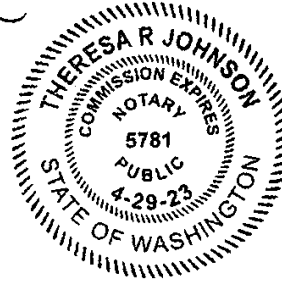
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 22nd day of February, 2022 by Adam Ware as Member of BURLINGTON HILL HOLDINGS I, LLC.

Theresa R Johnson
Signature

Notary
Title

My appointment expires: 4-29-23



Statutory Warranty Deed
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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 18728 Redstone Way, Mount Vernon, WA 98274
Tax Parcel Number(s): P128687, P126951 and P16245

Property Description:

Lot 3 of Skagit County Short Plat No. 99-0033 approved 03/12/2009 and recorded 03/13/2009 as Auditor's File No. 200903130064 being a portion of the South 1/2 of Section 3, Township 33 North, Range 4 East, W.M.; TOGETHER WITH a 60-foot wide non-exclusive easement for ingress, egress and utilities as established of record by Easement Exchange recorded 06/30/1989 as Auditor's File No. 8906300010.

EXHIBIT B

22-14551-TJ

1. Easement, affecting a portion of subject property for the purpose of ingress, egress and utilities including terms and provisions thereof granted to Georgia-Pacific Corporation and Scott Paper Company recorded 06/30/1989 as Auditor's File No. 8906300010.
2. Easement, affecting a portion of subject property for the purpose of ingress, egress and utilities including terms and provisions thereof granted to Devil's Mountain Partnership recorded 01/14/1991 as Auditor's File No. 9101140071.
3. Regulatory notice/agreement regarding waiver of setbacks that may include covenants, conditions and restrictions affecting the subject property, recorded 08/01/2016 as Auditor's File No. 201608010092 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.
4. Lot certification, including the terms and conditions thereof, recorded 06/25/2008 as Auditor's File No. 200806250002. Reference to the record being made for full particulars. The company makes no determination as to its affects.
5. Easement, affecting a portion of subject property for the purpose of Open Space Protected Area including terms and provisions thereof granted to Skagit County recorded 03/13/2009 as Auditor's File No. 200903130066. Affects: Tracts A, B and C of Lot 3
6. Lot certification, including the terms and conditions thereof, recorded 03/13/2009 as Auditor's File No. 200903130065. Reference to the record being made for full particulars. The company makes no determination as to its affects.
Affects: Lots 1, 2, 3 and 4 of Short Plats
7. Easement, affecting a portion of subject property for the purpose of ingress, egress and utilities including terms and provisions thereof granted to Keith S. Johnson, et ux, recorded 11/19/2007 as Auditor's File No. 200711190198.
Affects: Unbuildable portion of Lot 3.
8. 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 04/16/2007, as Auditor's File No. 200704160151.
9. Easement, affecting a portion of subject property for the purpose of Gate on roadway including terms and provisions thereof granted to Erik Pedersen recorded 10/31/2006 as Auditor's File No. 200610310220. Said Easement contains covenants and maintenance provision pertaining to said gate.
10. Title notification that the subject property is adjacent to property designated Designated Natural Resource Lands lands by Skagit county executed by Foxglove LLC dated 01/22/2002, recorded 01/23/2002 as Auditor's File No. 200201230089. Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.
11. Reservations, provisions and/or exceptions contained in instrument executed by Scott Paper Company, recorded 07/07/1989 as Auditor's File No. 8907070039.

Statutory Warranty Deed
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Regarding mineral reservations and related rights affecting the access roadway.

12. Easement, affecting a portion of subject property for the purpose of ingress, egress and utilities including terms and provisions thereof granted to Keith S. Johnson, et al, recorded 11/06/2008 as Auditor's File No. 200811060117.

Affects: Unbuildable Area of Lot 3.

13. 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 SHORT PLAT NO. 99-0033 recorded March 13, 2009 as Auditor's File No. 200903130064.

14. Declaration of easement, affecting a portion of the subject property for the purpose of View Protection Easement, including the terms and provisions thereof granted to Amy Holt recorded April 28, 2020 as Auditor's File No. 202004280022.

15. Declaration of easement, affecting a portion of the subject property for the purpose of View Protection Easement, including the terms and provisions thereof granted to Amy Holt recorded April 28, 2020 as Auditor's File No. 202004280023.

16. Declaration of easement, affecting a portion of the subject property for the purpose of View Protection Easement, including the terms and provisions thereof granted to Amy Holt recorded April 28, 2020 as Auditor's File No. 202004280025.

17. Declaration of easement, affecting a portion of the subject property for the purpose of View Protection Easement, including the terms and provisions thereof granted to Amy Holt recorded April 28, 2020 as Auditor's File No. 202004280029.

18. Said lands have been reclassified as Classified Forestland (CF 75) by none, recorded 1975 as Auditor's File No. xxx for tax purposes, notice of which is given by instrument as herein set forth. They will be subject to further taxation and interest thereupon as provided by chapter 84.34 and 84 R.C.W. upon withdrawal from such classification or change in use.

Affects: the unbuildable portions of Lot 3.

19. Easement, affecting a portion of subject property for the purpose of Waterlines and Related Facilities including terms and provisions thereof granted to Troy Miller, et al recorded February 1, 2022 as Auditor's File No. 202202010050.

20. Easement, affecting a portion of subject property for the purpose of Utilities including terms and provisions thereof granted to Public Utility District No. 1 of Skagit County recorded February 1, 2022 as Auditor's File No. 202202010051.