

When Recorded Return to and send tax bills to:

Chicago Title Company CTI NCS 220807-SC

701 5th Ave., Suite 2700

Seattle, WA 98104

Attn: Mark Schwarz

Title Company: Chicago Title Co.

Title Order: 620050931

POOR ORIGINAL

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221785

Apr 29 2022

Amount Paid \$1102838.55

Skagit County Treasurer

By Lena Thompson Deputy

AUDITOR/RECORDER'S INDEXING FORM

DOCUMENT TITLE(S):	SPECIAL WARRANTY DEED	
Grantor:	SAGE-BURLINGTON 1 LLC, a Washington limited liability company	
Grantee:	CEP III – FOUR PINES 22, LLC, a Washington limited liability company	
Legal Description: (abbreviated)	DK 12: LOT 4 OF CITY OF BURLINGTON REVISED BUILDING SITE PLAN NO. BURL-BSP-2-00, APPROVED OCTOBER 3, 2001 AND RECORDED OCTOBER 3, 2001, UNDER SKAGIT COUNTY AUDITORS FILE NO. 200110030143 (FORMERLY BURL-BSP-2-00 AF# 200103130080); BEING A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.	
Additional Legal Description	Exhibit A	
Assessor's Lot Tax Lot/Account Numbers:	8031-000-004-0000. ptn: P117983	

SPECIAL WARRANTY DEED

Grantor, SAGE – BURLINGTON 1 LLC, a Washington limited liability company, for and in consideration of Ten and No/100 Dollars (\$10.00), in hand paid, grants, bargains, sells, conveys and confirms to CEP III – FOUR PINES 22, LLC, a Washington limited liability company, the following described real estate, situated in the County of Skagit, State of Washington:

Legal description is attached hereto as Exhibit A, incorporated herein by this reference.

Subject to the Permitted Exceptions set forth on Exhibit B, incorporated herein by this reference and ad valorem taxes for the year in which Closing occurs and subsequent years.

Grantor, for Grantor and for Grantor's successors in interest, does by these presents expressly limit the covenants of this deed to those herein expressed and excludes all covenants

arising or to arise by statutory or other implication and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under Grantor and not otherwise, Grantor will forever warrant and defend the real estate described herein.

Executed as of this 27 day of April, 2022 to be effective as of the recording date stamped above.

SAGE - BURLINGTON 1 LLC, a Washington limited liability company

By: Sage Apartment Development, LLC, a Washington limited liability company

By: Jesse Molnick

Printed Name: Jesse Molnick

Title: Member

STATE OF WASHINGTON)

Snohomish) ss.

COUNTY OF SKAGH)

fm

in Jesse Molnick

On this day personally appeared before me Tamara M McKinley, to me known to be the member ** of Sage Burlington 1 LLC, the entity described in and which executed the within and foregoing instrument, and acknowledged that he signed the same as the free and voluntary act and deed of such entity, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 27 day of April, 2022.

** Member of Sage Apartment Development, LLC, a Washington limited liability company, as Manager of Sage-Burlington 1 LLC, a Washington limited liability company

Tamara M McKinley
Tamara M McKinley
[print notary's name]

Notary Public in and for the State of Washington

residing at Mountain Terrace

My commission expires: 8-10-24

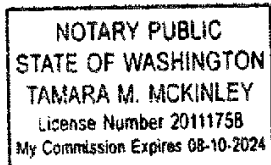


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P117983 / 8031-000-004-0000

Parcel A:

Lot 4 of City of Burlington revised Binding Site Plan No. BURL-BSP-2-00, approved October 3, 2001 and recorded October 3, 2001, under Skagit County Auditor's File No. 200110030143; being a portion of the Northwest quarter of the Southwest quarter of Section 5, Township 34 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

Parcel B:

Non-exclusive easements for ingress, egress, roadway and utilities as described in and created by Easement Agreement, dated June 18, 1982, recorded on July 13, 1982, under Auditor's File No. 8207130033, as amended by Easement Agreement, dated July 12, 1996, recorded July 18, 1996, under Auditor's File No. 9607180070, records of Skagit County, Washington, upon and subject to the provisions therein contained, EXCEPT that portion thereof lying within Parcel A

Situate in the County of Skagit, State of Washington.

Parcel C:

Non-exclusive easements for access, parking and utilities as described in and created by Reciprocal Agreements, dated March 5, 2001, recorded on March 15, 2001, under Auditor's File No. 200103150016, as amended by Amended and Restated Reciprocal Agreement, dated July 15, 2020, recorded September 14, 2020, under Auditor's File No. 202009140174, records of Skagit County, Washington, upon and subject to the provisions therein contained, EXCEPT that portion thereof lying within Parcel A.

Situate in the County of Skagit, State of Washington.

EXHIBIT B
PERMITTED EXCEPTIONS

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

Granted to:	Pacific Telephone and Telegraph Company
Purpose:	right-of-way to place and maintain an anchor with necessary fixtures and wires thereon
Recording Date:	May 18, 1927
Recording No.:	203792
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Puget Sound Power and Light Company
Purpose:	electric transmission and distribution line
Recording Date:	September 6, 1957
Recording No.:	555795
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose:	ingress, egress, roadway and utilities
Recording Date:	July 13, 1982
Recording No.:	8207130033
Affects:	a portion of the South 25 feet of the subject property

said easement agreement was modified by document recorded July 18, 1996 under Auditor's File No. 9607180070.
4. 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, Washington
Purpose:	water line, lines or related facilities
Recording Date:	August 24, 1992
Recording No.:	9208240071
Affects:	a portion of the South 25 feet of said premises
5. 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 Building Site Plan-BURL-BSP-2-00:

Recording No: 200110030143

6. Agreement and the terms and conditions thereof:

Executed by: Stanley C. Walters, et ux and Armada/Burlington LLC
Recording Date: March 15, 2001
Recording No.: 200103150016

Amended and Restated Reciprocal Agreement

Recording Date: September 14, 2020
Recording No.: 202009140174

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: October 4, 2001
Recording No.: 200110040038

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

Granted to: Puget Sound Energy, Inc
Purpose: Transmission and distribution of electricity
Recording Date: December 1, 2020
Recording No.: 202012010030

9. 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, Washington
Purpose: water, sewer, electrical and communication lines and facilities
Recording Date: February 18, 2021
Recording No.: 202102180115
Affects: portion of said premises

10. Water Service Contract including the terms, covenants and provisions thereof

Recording Date: April 21, 2021
Recording No.: 202104210163

11. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or

discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

12. General and special taxes and charges, none due or payable at Date of Policy.
13. This item intentionally deleted.
14. Assessments, if any, levied by Burlington Commons Owner's Association, a lien not delinquent at Date of Policy.
15. This item intentionally deleted.
16. This item intentionally deleted.
17. This item intentionally deleted.
18. This item intentionally deleted.
19. This item intentionally deleted.
20. Any easements not disclosed by the public records as to matters affecting title to real property, whether or not said easements are visible and apparent.
21. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey prepared by Partner Engineering and Science, Inc., dated April 11, 2022, last revised April 21, 2022, designated Project No. 22-361122.1

Matters shown: Wall runs an undefined distance South of Northern boundary of Parcel A