

When recorded return to:

ALLDEV ENVIRONMENTAL, LLC
606 Commercial Avenue, Ste D
Anacortes, WA 98221

gnw 22-15358

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223187

Aug 03 2022

Amount Paid \$10230.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert F. Smith, a married man, as his separate estate, 618 West Lake Samish Drive, Bellingham, WA 98229,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to ALLDEV ENVIRONMENTAL, 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: Property 1:
Tract 4, Short Plat No. 90-33 Northeast 1/4 of the Southeast 1/4 of Section 19, Township 35 North, Range 4 East W.M.

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): P99468

Dated: 8-1-22

Robert F. Smith
Robert F. Smith

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 1ST day of August, 2022 by Robert F. Smith.

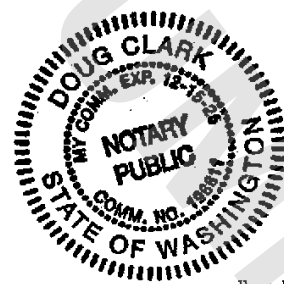
Doug Clark
Signature

Notary Public
Title

My commission expires: 10-15-25

Statutory Warranty Deed
LPB 10-05

Order No.: 22-15358-KH



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 0 Old Highway 99, Burlington, WA 98233
Tax Parcel Number(s): P99468

Property Description:

Tract 4 of Skagit County Short Plat No. 90-33, approved January 14, 1991, and recorded January 14, 1991, under Auditor's File No. 9101140018, in Volume 9 of Short Plats, page 300, records of Skagit County, Washington, being a portion of the Northeast 1/4 of the Southeast 1/4 of Section 19, Township 35 North, Range 4 East W.M.

Situate in Skagit County, Washington.

EXHIBIT B

22-15358-KH

10. Any defect, lien, encumbrance, adverse claim, or other matter created by or arising out of the recording of copies of electronic original documents in the Public Records.

11. 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. 90-33 recorded January 10, 1991 as Auditor's File No. 199101140018.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

12. 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 Binding Site Plan No. PL07-0601 recorded March 3, 2008 as Auditor's File No. 200803030109.

Legal Description: Tract 3 of Skagit County Short Plat No. 90-33

13. Agreement, affecting subject property, regarding sewer service and the terms and provisions thereof between Whatcom County Water District No. 12 and Pierson Associates, recorded July 21, 1978 as Auditor's File No. 884000.

14. Condemnation by the State of Washington of rights of access to State Highway and of light, view and air, by decree entered January 24, 1963 in Skagit County Court Cause No. SC26648.

15. Reservations, provisions and/or exceptions contained in instrument executed by Robert F. Smith, et al, recorded September 4, 1991 as Auditor's File No. 9109040067.

"The public authority having jurisdiction of the subdivision of the property subject of the above-described Short Plat requires that a drainage swale and retention/detention pond be constructed to serve all of the property within the Short Plat. Grantor, as owners of Tracts 2, 3, and 4 of the Short Plat, and grantor's successors and assigns, shall bear and pay the cost of constructing such swale and pond in accordance with the requirements of the public authority having jurisdiction. The Grantee shall contribute and pay twenty percent (20%) of the reasonable cost of cleaning required for maintenance of the Swale and pond and of maintaining the landscaping of the swale and pond from and after completion of construction of the swale and pond. The balance of the cost of maintaining the swale and pond shall be borne by the owners of Tract 2, 3 and 4 of the Short Plat. The foregoing defines the obligation which the owner of Tract 1 of the Short Plat has under the provision which appears on the face of the Short Plat which requires that the drainage swale and retention/detention pond be maintained by owners."

16. Reservations, provisions and/or exceptions contained in instrument executed by Robert F. Smith, Malcom B. Madenwald, Gary J. Clancey and Richard V. Williamson, Trustees of the Northwest Orthopaedic Surgeons, Inc., P.S. Pension and Profit Sharing Plans, Robert F. Smith segregated account, recorded September 30, 1991 as Auditor's File No. 9109300127.

"Grantee herein agrees to participate by paying 20% of maintenance costs required by regulatory agencies of a drainage system to installed by the Grantee at Grantor's expense. Grantee agrees to obtain written approval from Grantee for costs exceeding \$10,000.00, or such shall be Grantees responsibility. Such systems will serve

Statutory Warranty Deed
LPB 10-05

the entire Short Plat."

17. Agreement, affecting subject property, regarding prior and future development of sewer line services and the terms and provisions thereof between Whatcom County Water District No. 12 and Skagit County, recorded March 18, 1980 as Auditor's File No. 8003180022.

18. Unrecorded leaseholds, if any, rights of vendors and chattel mortgagees of personal property, and rights of tenants to remove trade fixtures at the expiration of term.

19. Any tax, fee, assessments or charges as may be levied by Whatcom County Water District No. 12.