



202302160060

02/16/2023 03:06 PM Pages: 1 of 17 Fees: \$219.50
Skagit County Auditor

When recorded return to:

Ryan Gaither and Brittany Gaither
23066 Sagers Ln
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023 5502

FEB 16 2023

Amount Paid \$ 1288.98
Skagit Co. Treasurer

By  Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620053416

Escrow No.: 620053416

STATUTORY WARRANTY DEED

THE GRANTOR(S) LRW Investments LLC, A Washington Limited Liability Company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Ryan Gaither and Brittany Gaither, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Lot 3, Revised Binding Site Plan No. 1-14, in 8-34-4E, W.M.

Tax Parcel Number(s): P132581 / 8093-000-000-0003

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

'THIS DEED IS BEING RECORDED CONCURRENTLY WITH A BOUNDARY LINE
ADJUSTMENT WHICH IS HERETO ATTACHED'

STATUTORY WARRANTY DEED

(continued)

Dated: February 13, 2023

LRW Investments LLC

BY: _____

Tim Woodmansee

State of WashingtonCounty of Snohomish

This record was acknowledged before me on 2-13-23 by Tim Woodmansee
as Member and _____, respectively, of LRW
Investments LLC.

Martin E Lehr
(Signature of notary public)

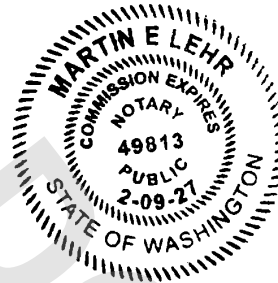
Notary Public in and for the State of WAMy appointment expires: 2-9-27

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P132581 / 8093-000-000-0003

A Portion of Lot 3, Revision 1 of City of Burlington Binding Site Plan No. 1-14, recorded under Auditor's File No. 201512230077, being a revision of City of Burlington Binding Site Plan No. 1-14, recorded under Auditor's File No. 201411130039, records of Skagit County, Washington, being a portion of Section 8, Township 34 North, Range 4 East, W.M described as follows:

Beginning on a point at the Southeast corner of said Lot 4;
Thence along the East line of said Lot 4 North 00°45'54" East, 194.43 feet to a point on the 50' Access and Utility easement as shown on said plat;
Thence along said Access and Utility easement South 84°54'41" East, 40.01 Feet;
Thence South 00°45'54" West, 193.61 feet;
Then North 89°04'37" West, 40.00 Feet to the point of beginning.

Situated in Skagit County, Washington.

EXHIBIT "B"
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: To place one anchor and appurtenances
Recording Date: May 13, 1927
Recording No.: Volume 143 of Deeds, page 265
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 CITY OF BURLINGTON SHORT PLAT NO. BU-1-97:

Recording No: 9706170016
3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: June 17, 1997
Recording No.: 9706170016
Matters shown: Possible encroachments of various fences along the Southerly boarder of Parcel A by varying amounts
4. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: August 26, 1997
Recording No.: 9708260030
Matters shown: Encroachments of temporary buildings onto the Southerly portion of Parcel A by undisclosed amounts.
5. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: January 31, 2003
Recording No.: 200301310164
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

EXHIBIT "B"Exceptions
(continued)

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:

Recording No: 201411130039

7. Notice of Commencement

Recording Date: November 20, 2014
Recording No.: 201411200045

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: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: April 27, 2015
Recording No.: 201504270188
Affects: Portion of said premises

9. Boundary Line Adjustment Quit Claim deeds including the terms, covenants and provisions thereof

Recording Date: April 29, 2015 and April 30, 2015
Recording No.: 201504290071
Recording No.: 201504300065

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

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: May 14, 2015
Recording No.: 201505140064
Affects: Portion of said premises

11. Water Service Contact including the terms, covenants and provisions thereof

Recording Date: October 8, 2015
Recording No.: 201510080064

12. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: August 31, 1994
Auditor's No(s): 9408310099, records of Skagit County, Washington

EXHIBIT "B"Exceptions
(continued)

In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary
 appurtenances

13. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: February 6, 1995
 Auditor's No(s): 9502060049, records of Skagit County, Washington
 In favor of: Public Utility District No. 1 of Skagit County, Washington
 For: Construction and maintenance of a water line, lines or related facilities
 Affects: The South 430 feet of the North 450 feet of the West 20 feet of the East
 70 feet, together with the North 20

14. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: August 4, 1998
 Auditor's No(s): 9808040082, records of Skagit County, Washington
 In favor of: Port of Skagit County
 For: To allow stormwater to flow freely across the real property described
 therein, and to allow the Port of Skagit County to construct, repair and replace roads and
 sidewalks for vehicular and pedestrian ingress and egress over the real property described
 therein, together with any and all necessary or convenient appurtenances thereto for the
 transportation of vehicles and pedestrians

15. 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
 SURVEY:

 Recording No: 9806260013

16. 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
 SURVEY:

 Recording No: 9605310120

17. As to any portion of said land now, formerly or in the future covered by water: Questions or
 adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in
 course, boundary or location of the body of water; (3) rights of the State of Washington if the
 body of water is or was navigable; and (4) public regulatory and recreational rights (including

EXHIBIT "B"Exceptions
(continued)

powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

18. Agreement, including the terms and conditions thereof; entered into;
 By: Bill Sharick and Genora (Olson) Sharick
 And Between: The City of Burlington
 Recorded: August 26, 1994
 Auditor's No.: 9408260047, records of Skagit County, Washington
 Providing: Contribute fair share to Utility Local Improvement District or private project for construction of storm drainage system to implement the Comprehensive Surface Water Management Plan in this drainage basin

19. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: January 26, 2000
 Auditor's No(s): 200001260016, records of Skagit County, Washington
 In favor of: Burlington RV Park Incorporated
 For: Public Utility District No. 1 of Skagit County

20. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: August 12, 2004
 Auditor's No(s): 200408120081, records of Skagit County, Washington
 In favor of: Comcast of Washington IV, Inc.
 For: A broadband communication system

 Affects: Said premises, the exact location and extent of said easement is undisclosed of record.

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

 Granted to: Cascade Natural Gas Corporation
 Purpose: Natural gas pipeline or pipelines
 Recording Date: July 26, 2005
 Recording No.: 200507260155
 Affects: A portion of said premises

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

 Granted to: Comcast of Washington IV, Inc.
 Purpose: Broadband communications system
 Recording Date: March 8, 2010
 Recording No.: 201003080053
 Affects: A portion of said premises

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

EXHIBIT "B"Exceptions
(continued)

document:

Granted to: Puget Sound Power & Light
Purpose: electric transmission line
Recording Date: June 25, 1987
Recording No.: 8706250051
Affects: a portion of the southwest corner of the Land

24. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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. 1-14:

Recording No: 201512230077

25. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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. 2-17:

Recording No: 201711200028

26. Assessments, if any, levied by City of Burlington.
27. City, county or local improvement district assessments, if any.
28. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.



Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated December 23, 2022
between Ryan Gaither Brittany Gaither ("Buyer")
Buyer Buyer
and LRW Investments LLC ("Seller")
Seller Seller
concerning NHN S Walnut Street Burlington WA 98233 (the "Property")
Address City State Zip

Buyer is aware that 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.

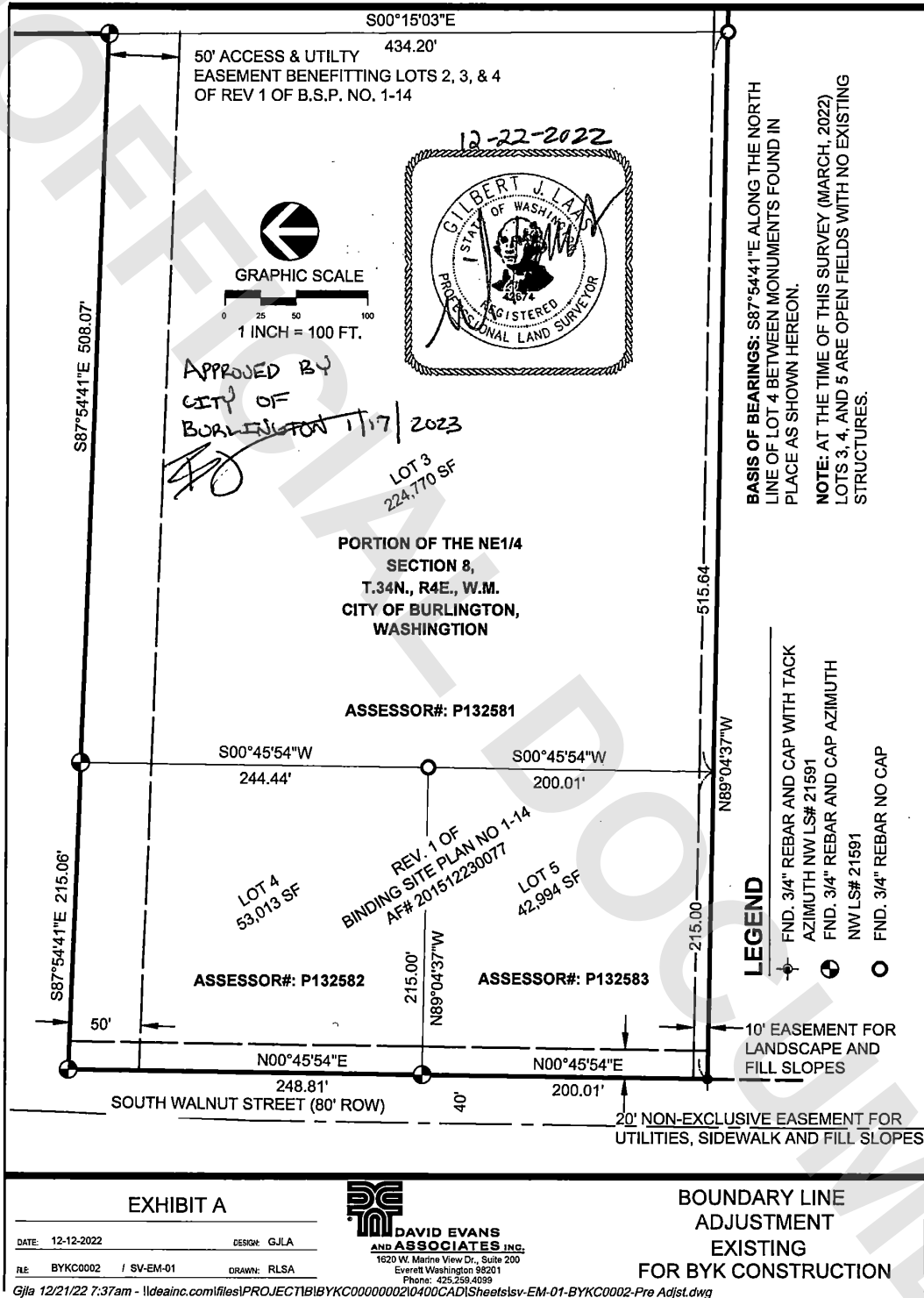
Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

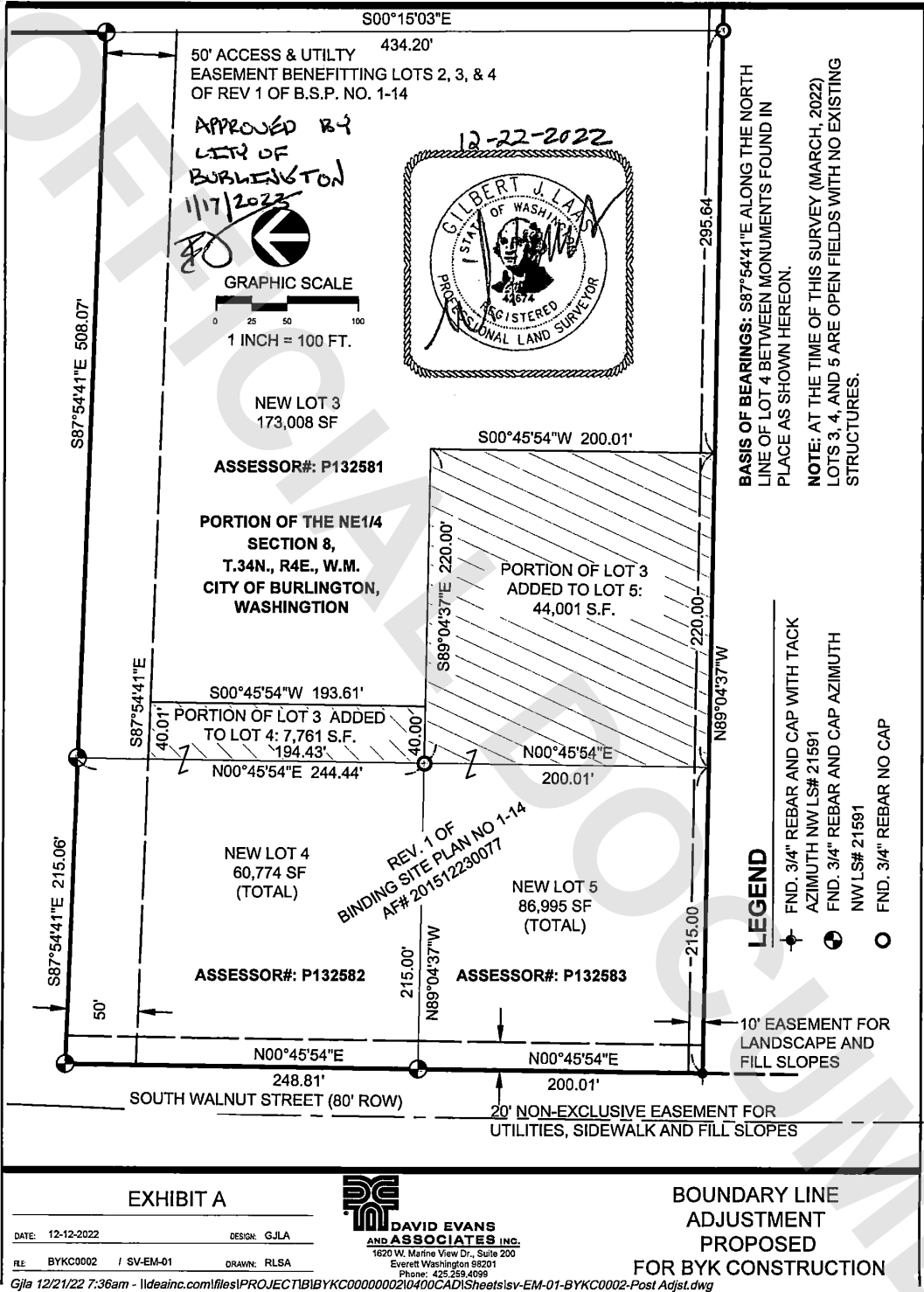
Authentisign
Brittany Gaither 12/23/2022
Buyer Date

Authentisign
LRW Investments LLC 12/23/2022
Seller Date

Authentisign
Ryan Gaither 12/27/2022
Buyer Date

Seller Date



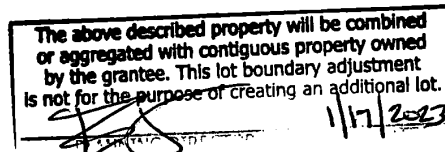


EXISTING LOT 3

Lot 3 of Revision 1 of City of Burlington Binding Site Plan No. 1-14 as per plat recorded AF# 201512230077, being a revision of City of Burlington Binding Site Plan No. 1-14 as per plat recorded AF# 201411130039, records of Skagit County, Washington, being a portion of the Northeast quarter of Section 8, Township 34 North, Range 4 East, W.M.

Situated in the County of Skagit, State of Washington

Containing 224,7700 square feet.



NEW LOT 3

Lot 3 of Revision 1 of City of Burlington Binding Site Plan No. 1-14 as per plat recorded AF# 201512230077, being a revision of City of Burlington Binding Site Plan No. 1-14 as per plat recorded AF# 201411130039, records of Skagit County, Washington, being a portion of the Northeast quarter of Section 8, Township 34 North, Range 4 East, W.M.

Situated in the County of Skagit, State of Washington

Except the following parcels:

A portion of Lot 3 of said plat; said portion of Lot 3 more particularly described as follows:

Beginning on a point at the Southeast corner of said Lot 4; thence along the East line of said Lot 4 North 00°45'54" East, 194.43 feet to a point on the 50' Access and Utility easement as shown on said plat; thence along said Access and Utility easement South 87°54'41" East, 40.01 feet; thence South 00°45'54" West, 193.61 feet; thence North 89°04'37" West, 40.00 feet to the point of beginning.

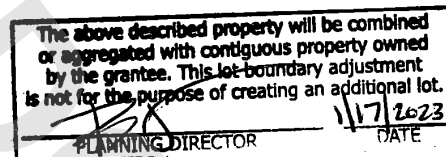
And Except

A portion of Lot 3 of said plat; said portion of Lot 3 more particularly described as follows:

Beginning on a point at the Northeast corner of said Lot 5; thence South 89°04'37" East, 220.00 feet; thence South 00°45'54" West, 200.01 feet to the South line of said Lot 3; thence along said South line North 89°04'37" West 220.00 feet to a point on the East line of said Lot 5; thence along said east line North 00°45'54" ~~West~~ ^{East} 200.01 feet to the point of beginning.

Situated in the County of Skagit, State of Washington

New Lot 3 containing 173,008 square feet more or less.



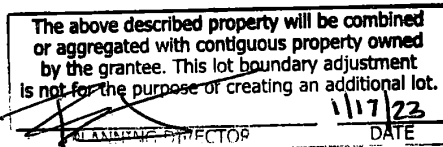
APPROVAL NOTES:
BOUNDARY LINE
ADJUSTMENT ONLY. NO
OTHER DEVELOPMENT
REVIEWED OR APPROVED.

EXISTING LOT 4

Lot 4 of Revision 1 of City of Burlington Binding Site Plan No. 1-14 as per plat recorded AF# 201512230077, being a revision of City of Burlington Binding Site Plan No. 1-14 as per plat recorded AF# 201411130039, records of Skagit County, Washington, being a portion of the Northeast quarter of Section 8, Township 34 North, Range 4 East, W.M.

Situated in the County of Skagit, State of Washington

Containing 53,013 square feet.



NEW LOT 4

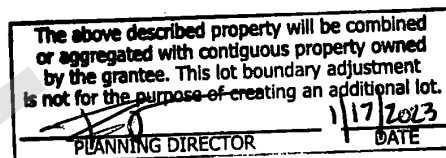
All of Lot 4 of Revision 1 of City of Burlington Binding Site Plan No. 1-14 as per plat recorded AF# 201512230077, being a revision of City of Burlington Binding Site Plan No. 1-14 as per plat recorded AF# 201411130039, records of Skagit County, Washington, being a portion of the Northeast quarter of Section 8, Township 34 North, Range 4 East, W.M. and a portion of Lot 3 of said plat; said portion of Lot 3 more particularly described as follows:

Beginning on a point at the Southeast corner of said Lot 4; thence along the East line of said Lot 4 North 00°45'54" East, 194.43 feet to a point on the 50' Access and Utility easement as shown on said plat; thence along said Access and Utility easement South 87°54'41" East, 40.01 feet; thence South 00°45'54" West, 193.61 feet; thence North 89°04'37" West, 40.00 feet to the point of beginning.

Situated in the County of Skagit, State of Washington

The above described portion of Lot 3 containing 7,761 square feet.

The New Lot 4 now containing 60,774 square feet more or less.



APPROVAL NOTES:
BOUNDARY LINE ADJUSTMENT
ONLY NO OTHER DEVELOPMENT
REVIEWED OR APPROVED.

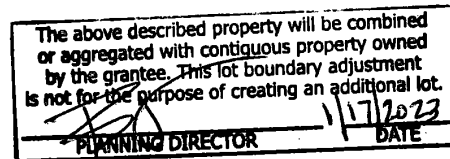


EXISTING LOT 5

Lot 5 of Revision 1 of City of Burlington Binding Site Plan No. 1-14 as per plat recorded AF# 201512230077, being a revision of City of Burlington Binding Site Plan No. 1-14 as per plat recorded AF# 201411130039, records of Skagit County, Washington, being a portion of the Northeast quarter of Section 8, Township 34 North, Range 4 East, W.M.

Situated in the County of Skagit, State of Washington

Containing 42,994 square feet.



All of Lot 5 of Revision 1 of City of Burlington Binding Site Plan No. 1-14 as per plat recorded AF# 201512230077, being a revision of City of Burlington Binding Site Plan No. 1-14 as per plat recorded AF# 201411130039, records of Skagit County, Washington, being a portion of the Northeast quarter of Section 8, Township 34 North, Range 4 East, W.M. and a portion of Lot 3 of said plat; said portion of Lot 3 more particularly described as follows:

Situated in the County of Skagit, State of Washington

The New Lot 5 now containing 86,995 square feet more or less.

The above described property will be combined or aggregated with contiguous property owned by the grantee. This lot boundary adjustment is not for the purpose of creating an additional lot.

PLANNING DIRECTOR 1/17/2023 DATE

BOUNDARY LINE ADJUSTMENT
ONLY. NO OTHER DEVELOPMENT
REVIEWED OR APPROVED

