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02/16/2023 03:06 PM Pages: 1 of 18 Fees: \$220.50
Skagit County Auditor

When recorded return to:

Shile Magee
G.D. & G. D. LLC
11109 66th Ave E
Puyallup, WA 98373

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023 SS01

FEB 16 2023

Amount Paid \$ 15,080 -
Skagit Co. Treasurer

By  Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620052710

CHICAGO TITLE

620052710

STATUTORY WARRANTY DEED

THE GRANTOR(S) LRW Investments LLC, a Washington corporation

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to G.D. & G. D. LLC, a Washington limited liability company

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 5, BSP No. 1-14 in 8-34 4E, W.M.

Tax Parcel Number(s): P132583 / 8093-000-000-0005, P132581 / 8093-000-000-0003 IOP

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: February 13, 2023

LRW Investments LLC

BY: [Signature]

Tim Woodmansee
Member

State of Washington
County of Skagit

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

[Signature]
(Signature of notary public)

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



EXHIBIT "A"

NEW LOT 5


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:

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

Situated in the County of Skagit, State of Washington

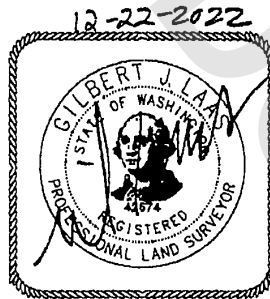
The above described portion of Lot 3 containing 44,001 square feet.

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.	
	1/17/2023
PLANNING DIRECTOR	DATE

APPROVAL NOTES:

BOUNDARY LINE ADJUSTMENT
ONLY. NO OTHER DEVELOPMENT
REVIEWED OR APPROVED





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

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

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated August 16, 2022
between G.D. & G.D. LLC and/or assigns ("Buyer")
Buyer Buyer
and BYK Construction Inc. and/or assigns ("Seller")
Seller Seller
concerning NHN S Walnut Street Burlington WA (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.

Authentication
Shile Magee 08/19/2022
Buyer Date

[Signature] 8/29/22
Seller Date

Authentication
Carmen Westendorf 08/19/2022
Buyer Date

[Signature] 8/29/22
Seller Date

EXHIBIT "A"

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. Matters disclosed by revised survey prepared by Barghausen Consulting Engineers, Inc., dated November 13, 2014, Project Title Fedex Burlington as follows:
 1. Encroachment of shed 8.8 feet onto adjoining property.

EXHIBIT "A"Exceptions
(continued)

2. Encroachment of building 13.3 feet onto adjoining property.
3. Any rights, interests or claims, of the adjoining property owners to the south and west to the hogwire fence and to any portion of the Land lying between the fence and said Land.
4. Any rights, interests or claims, of the adjoining property owners to the south to the barbed wire fence and to any portion of the Land lying between the fence and said Land.
5. Encroachment of oil tank 2.9 feet onto adjoining property.
6. Unrecorded easement for gravel driveway and gate, in favor of property adjoining to the east, known as Skagit County Parcel Number P24156

As disclosed by Statutory Warranty Deed recorded under Auditor's File No. 201411180056

7. 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 Binding Site Plan:

Recording No: 201411130039

8. Notice of Commencement

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

9. 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

10. 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

EXHIBIT "A"Exceptions
(continued)

11. 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
12. Water Service Contact including the terms, covenants and provisions thereof
- Recording Date: October 8, 2015
 Recording No.: 201510080064
13. 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
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances
14. 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
15. 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
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

EXHIBIT "A"Exceptions
(continued)

the extent that said covenant or restriction is permitted by applicable law, as set forth on SURVEY:

Recording No: 9806260013

17. 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

18. 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 powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
19. 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
20. 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
21. 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.

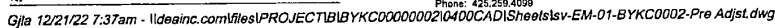
EXHIBIT "A"Exceptions
(continued)

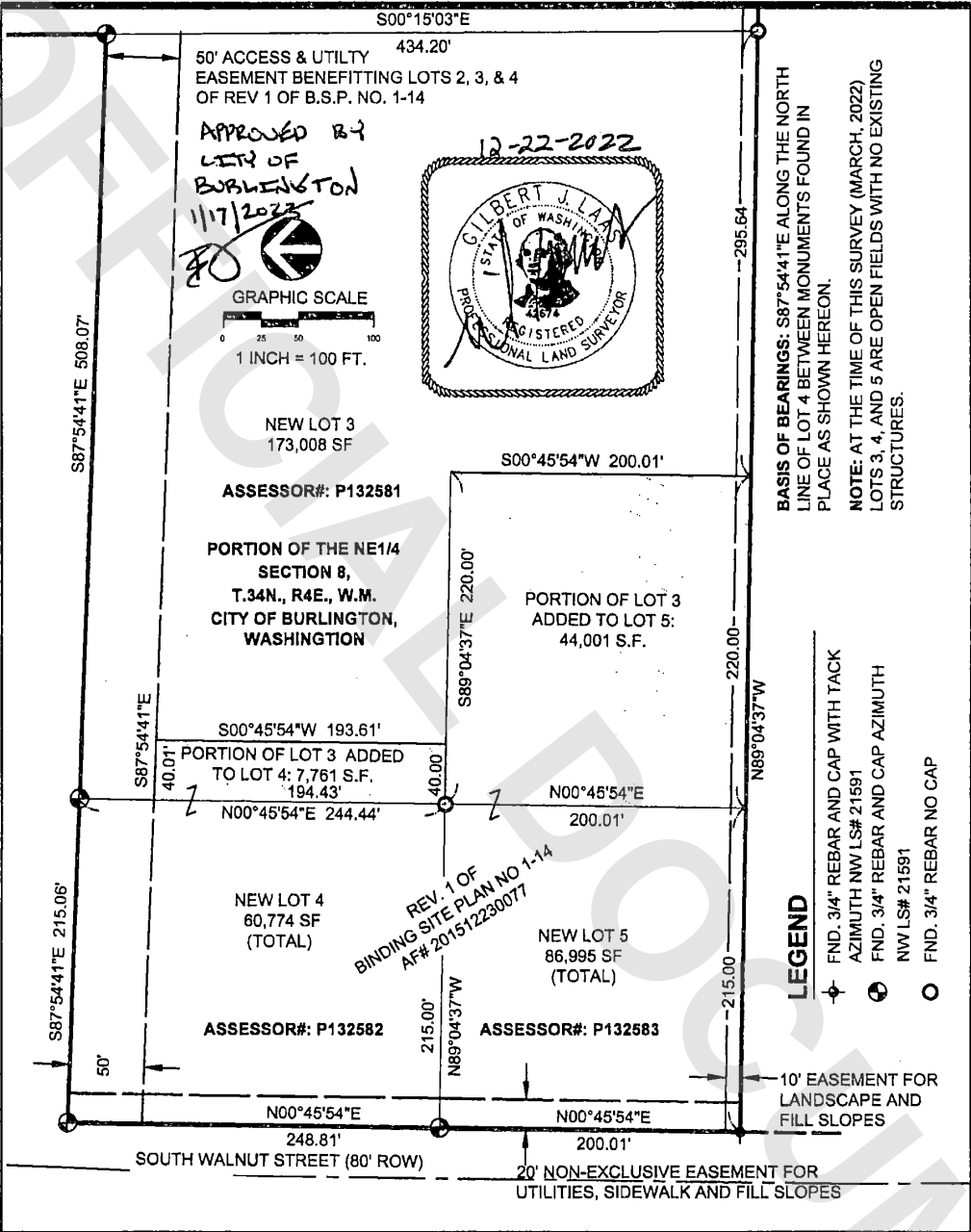
22. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Cascade Natural Gas Corporation
 Purpose: Natural gas pipeline or pipelines
 Recording Date: July 26, 2005
 Recording No.: 200507260155
 Affects: A portion of said premises
23. Easement(s) 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
24. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a 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
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. 1-14:
- Recording No: 201512230077
26. 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

EXHIBIT "A"

Exceptions
(continued)

27. Assessments, if any, levied by City of Burlington.
28. City, county or local improvement district assessments, if any.
29. 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.



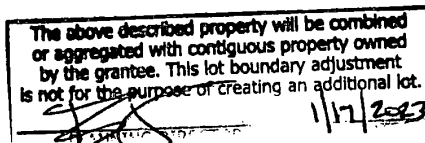


EXISTING LOT 3

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.

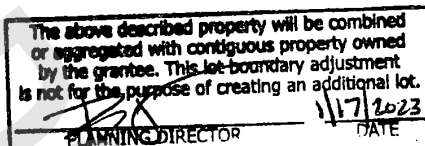
And Except

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.

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.

Containing 53,013 square feet.

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.

1/17/23
DATE



NEW LOT 4

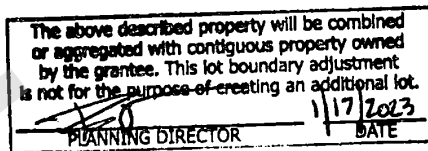
All of Lot 4 of Revision 1 of City of Burlington Binding Site Plan No. 1-14 as per plat recorded AF# 201512230077, being a revision of City of Burlington Binding Site Plan No. 1-14 as per plat recorded AF# 201411130039, records of Skagit County, Washington, being a portion of the Northeast quarter of 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.



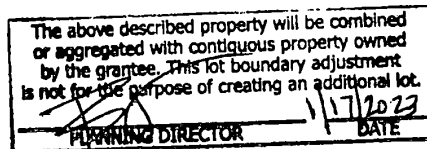
APPROVAL NOTES:
BOUNDARY LINE ADJUSTMENT
ONLY NO OTHER DEVELOPMENT
REVIEWED OR APPROVED.

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.



NEW LOT 5

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:

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

Situated in the County of Skagit, State of Washington

The above described portion of Lot 3 containing 44,001 square feet.

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.

[Signature] 1/17/2023
PLANNING DIRECTOR DATE

APPROVAL NOTES:

BOUNDARY LINE ADJUSTMENT
ONLY - NO OTHER DEVELOPMENT
REVIEWED OR APPROVED

