

**When recorded return to:**

Troy Thomas  
Preston Place, LLC  
319 D Street NW, Suite 104  
Auburn, WA 98001

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20235850

Mar 17 2023

Amount Paid \$38392.50  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620053400

**CHICAGO TITLE**

6200 53400

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Marnick, 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 Preston Place, LLC, a Washington limited liability company

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

Lot 1A, Bay Ridge Business Park Binding Site Plan, BSP No. 00-0154, recorded under Auditor's  
File No. 200110290120, records of Skagit County, Washington, being a portion of the East half of  
the Northeast quarter of Section 3, Township 34 North, Range 3 East, W.M.

Situate the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P118502 / 8034-000-001-0000

Subject to:

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

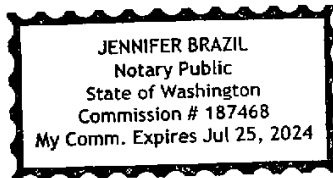
**STATUTORY WARRANTY DEED**  
(continued)Dated: March 9, 2023

Marnick, LLC, a Washington limited liability company

BY: Helen Gurno  
Helen L. Gurno  
Member/ManagerBY: Joseph P. Lubanski  
Joseph P. Lubanski  
Member/ManagerState of WashingtonCounty of Skagit

This record was acknowledged before me on March 9, 2023 by Helen L. Gurno and Joseph P. Lubanski as Member/Manager and Member/Manager, respectively, of Marnick, LLC, a Washington limited liability company.

Jennifer Brazil  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 7-25-2024



**EXHIBIT "A"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Port of Skagit County  
Purpose: Avigation  
Recording Date: April 26, 2004  
Recording No.: 200404260058
2. 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 Short Plat No. 96-012:  
  
Recording No: 9610110054
3. 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: December 8, 1997  
Recording No.: 9712080099  
  
Modification(s) of said covenants, conditions and restrictions  
  
Recording No.: 200506220163  
Recording No.: 200510120152  
Recording No.: 201802200054  
Recording No.: 202010220117  
Recording No.: 202111100136
4. Non-Exclusive Easement and Maintenance Agreement, including the terms, covenants and provisions thereof  
  
Recording Date: October 11, 1996  
Recording No.: 9610110055
5. Grant Agreement, including the terms, covenants and provisions thereof  
  
Recording Date: May 14, 2002

**EXHIBIT "A"****Exceptions  
(continued)**

Recording No.: 200205140079

6. 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 Bay Ridge Business Park Binding Site Plan No. BSP-00-0154:

Recording No: 200110290120

7. Agreement regarding development, including the terms, covenants and provisions thereof

Recording Date: November 28, 2005

Recording No.: 200511280001

8. Easement by and between Skagit County and Bouslog Investments, LLC & JBK Investments, LLC, including the terms, covenants and provisions thereof

Recording Date: May 14, 2002

Recording No.: 200205140079

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

Granted to: Port of Skagit County

Purpose: Avigation Easement

Recording Date: June 3, 2002

Recording No.: 200206030001

10. Notice and Acknowledgement Airport and Aircraft Operations and Noise Disclosure Skagit Regional Airport Environs, including the terms, covenants and provisions thereof

Recording Date: July 29, 2008

Recording No.: 200807290166

11. Notice of Airport Noise and Overflight Effects, including the terms, covenants and provisions thereof

Recording Date: March 5, 2009

Recording No.: 200903050091

12. Lot Certification, including the terms, covenants and provisions thereof

Recording Date: May 2, 2007

**EXHIBIT "A"**Exceptions  
(continued)

Recording No.: 200705020090

13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Port of Skagit County  
Purpose: Avigation  
Recording Date: May 7, 2008  
Recording No.: 200705070100
14. Notice of Airport Noise and Overflight Effects, including the terms, covenants and provisions thereof
- Recording Date: March 5, 2009  
Recording No.: 200903050091
15. Notice and Acknowledgement Airport and Aircraft Operations and Noise Disclosure Skagit Regional Airport Environs, including the terms, covenants and provisions thereof
- Recording Date: November 7, 2013  
Recording No.: 201311070136
16. Assessments, if any, levied by Owners Association of Bay Ridge Business Park.
17. City, county or local improvement district assessments, if any.
18. 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.