



202308010011

08/01/2023 10:00 AM Pages: 1 of 9 Fees: \$211.50
Skagit County Auditor

When recorded return to:

Edward A. Backus
1770 Port Drive LLC
4932 NE 97th St
Seattle, WA 98115

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023 7494
AUG 01 2023

Amount Paid \$ 16,784.16
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.: 620054267

CHICAGO TITLE
620054267

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 1770 Port Drive 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 2-B, BSP, 2-17, 201711010028 in NW, 8-34-4E, W.M.

Tax Parcel Number(s): P133929 / 8097-000-001-0000 IOP

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 7/31/23

LRW Investments LLC

BY: [Signature]
Timothy Woodmansee
MemberState of WashingtonCounty of Skagit

This record was acknowledged before me on July 31, 2023 by Tim Woodmansee,
~~Paul Woodmansee, Dave Rootenroder and David Lindsey as Member,~~
as Member of and _____,
respectively, of LRW Investments LLC.

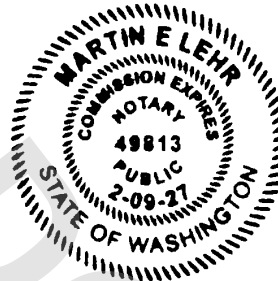
[Signature]
(Signature of notary public)Notary Public in and for the State of WAMy appointment expires: 2-9-27

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): P133929 / 8097-000-001-0000 IOP

That Portion of Parcel "2B" of City of Burlington Binding Site Plan No. 2-17 recorded under Auditor's File No. 201711010028, being a portion of Section 8, Township 34 North, Range 4 East of the Willamette Meridian, records of Skagit County, Washington described as follows:

Beginning at the Northwest corner of Parcel "2B" of Binding Site Plan 2-17 as recorded under Auditor's file number 201711010028, records of Skagit County, Washington;

Thence South 87°48'41" East, along the North line of said Parcel "2B" and the South line of Parcel A of record of Survey per Auditor's file number 201312270146, a distance of 612.35 feet to the Northeast Corner of said Parcel "2B";

Thence South 06°54'37" East, along the East line of said Parcel "2B", a distance of 140.75 feet;

Thence Northwest, a distance of 628.64 feet to a point on the West line of said Parcel "2B"

Thence Northwest, along said West line of Parcel "2B", a distance of 140.21 feet to the point of beginning.

Situate in the County of Skagit, State of 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.

EXHIBIT "A"

xx Walnut St, Burlington, WA 98233

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON AND IS DESCRIBED AS FOLLOWS:

That Portion of Parcel "2B" of City of Burlington Binding Site Plan No. 2-17 recorded under Auditor's File No. 201711010028, being a portion of Section 8, Township 34 North, Range 4 East of the Willamette Meridian, records of Skagit County, Washington described as follows:

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Thence South 06°54'37" East, along the East line of said Parcel "2B", a distance of 140.75 feet;

Thence Northwest, a distance of 628.64 feet to a point on the West line of said Parcel "2B"

Thence Northwest, along said West line of Parcel "2B", a distance of 140.21 feet to the point of beginning.

Situate in the County of Skagit, State of Washington