

**When recorded return to:**

Jesse Molnick  
Sage Burlington 4, LLC, a Washington limited  
liability company  
9505 19th Avenue SE, Suite 118  
Everett, WA 98208

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20237529

Aug 03 2023

Amount Paid \$22200.00

Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

**CHICAGO TITLE COMPANY**  
**500136925**

Escrow No.: 500136925

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Goldenrod Properties LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration, as part  
of an IRC 1031 Tax Deferred Exchange

in hand paid, conveys and warrants to Sage Burlington 4, LLC, a Washington limited liability company

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

Tracts 3 and 4, Short Plat No. Burl 4-81, approved October 15, 1981, recorded October 16, 1981  
in Book 5 of Short Plats, page 133, under Auditor's File No. 8110160009 and being a portion of the  
Southwest ¼ of the Southeast ¼ of Section 6, Township 34 North, Range 4 East, W.M.

Situate in the City of Burlington, County of Skagit, State of Washington.

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

Tax Parcel Number(s): P23886 / 340406-4-006-0402, P23887 / 340406-4-006-0501

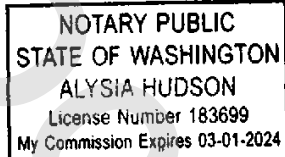
Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 25, 2023

Goldenrod Properties LLC, a Washington limited liability company

BY: [Signature]  
Roger Jungquist  
Co-ManagerBY: [Signature]  
Leslie Jungquist  
Co-ManagerBY: [Signature]  
Robert Jungquist  
Co-ManagerBY: \_\_\_\_\_  
Gina Jungquist  
Co-ManagerState of WashingtonCounty of SkagitThis record was acknowledged before me on August 01, 2023 by Roger Jungquist, Leslie Jungquist, Robert Jungquist and ~~Gina Jungquist as Co-Manager~~ Co-Manager, Co-Manager and Co-Manager, respectively, of Goldenrod Properties LLC, a Washington limited liability company.[Signature]  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 03/01/2024

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 25, 2023

Goldenrod Properties LLC, a Washington limited liability company

BY: \_\_\_\_\_  
Roger Jungquist  
Co-Manager

BY: \_\_\_\_\_  
Leslie Jungquist  
Co-Manager

BY: \_\_\_\_\_  
Robert Jungquist  
Co-Manager

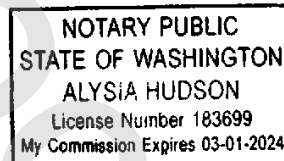
BY: *Gina Jungquist*  
Gina Jungquist  
Co-Manager

State of washington

County of Skagit

This record was acknowledged before me on July 31, 2023 <sup>at 07:01.2023</sup> by Robert Jungquist,  
Leslie Jungquist, Robert Jungquist and Gina Jungquist as Co-Manager, ~~Co-Manager, Co-Manager and~~  
~~Co-Manager~~, respectively, of Goldenrod Properties LLC, a Washington limited liability company.

*Alysia Hudson*  
(Signature of notary public)  
Notary Public in and for the State of washington  
My appointment expires: 03/01/2024



**EXHIBIT "A"****Exceptions**

1. Relinquishment of Access to State Highway No. 5 and of light, view and air, including the terms, covenants and provisions thereof  
  
Recording Date: June 18, 1954  
Recording No.: 502900
2. Relinquishment of Access to State Highway No. 5 and of light, view and air, including the terms, covenants and provisions thereof  
  
Recording Date: May 4, 1972  
Recording No.: 767807
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: October 13, 1981  
Recording No.: 8110130028
4. 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. BURL-4-81:  
  
Recording No: 8110160009
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: City of Burlington  
Purpose: Utilities  
Recording Date: August 28, 1992  
Recording No.: 9208280008
6. 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

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

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."

7. Assessments, if any, levied by Burlington Sewer District.
8. Assessments, if any, levied by Burlington.
9. City, county or local improvement district assessments, if any.