

POOR ORIGINAL

202309200074

09/20/2023 03:13 PM Pages: 1 of 5 Fees: \$207.50  
Skagit County Auditor, WA

When recorded return to:

Cortes Holdings, LLC  
P.O. Box 958  
Redmond, WA 98073

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20238135

Sep 20 2023

Amount Paid \$54642.50  
Skagit County Treasurer  
By Lena Thompson Deputy

## STATUTORY WARRANTY DEED

Guardian NW Title 23-19107-TB

THE GRANTOR(S) STOCKETT INVESTMENTS, LLC, a Washington Limited Liability Company, 895  
Nevitt Road, Burlington, WA 98233,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Cortes Holdings, LLC, a Washington Limited Liability Company

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

The Southerly 1/2 of Tract 9 (as figured on a square footage basis). The North line of which is parallel with the Southline of said Tract 9 and Tract 8, EXCEPT the South 5 feet of Tract 8 (as measured at right angles to the South line thereof), all in "BURLINGTON HILL BUSINESS PARK BINDING SITE PLAN", approved September 7, 1994, recorded September 8, 1994, in Volume 11 of Short Plats, pages 109 through 112, under Auditor's File No. 9409080052, records of Skagit County, Washington, being a portion of the Southwest 1/4 of Section 29, Township 35 North, Range 4 East, W.M.

TOGETHER WITH the South 5 feet of Tract 8, (as measured at right angles to the South Line thereof), "BURLINGTON HILL BUSINESS PARK BINDING SITE PLAN" approved September 7, 1994, recorded September 8, 1994 in Volume 11 of Short Plats, pages 109 through 112, under Auditor's File No. 9409080052, records of Skagit County, Washington, being a portion of the Southwest 1/4 of Section 29, Township 35 North, Range 4 East, W.M.

Abbreviated legal description: Property 1:  
Tract 8 & Ptn. 9, BURLINGTON HILL BUSINESS PARK BINDING SITE PLAN

P105944

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

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Tax Parcel Number(s): P105944/8002-000-009-0008

Dated: 9-20-23

STOCKETT INVESTMENTS, LLC, a Washington Limited Liability Company

By: *Diane M. Steen*  
Diane M. Steen, Manager/ Member

By: *Gary Steen*  
Gary Steen, Manager/ Member

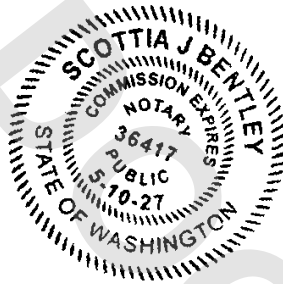
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 20<sup>th</sup> day of September, 2023 by Diane M. Steen and Gary Steen,  
Manager/ Members of STOCKETT INVESTMENTS, LLC.

*Scottia J Bentley*  
Signature

*Notary*  
Title

My commission expires: 05/10/27



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**EXHIBIT A**

23-19107-TB

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
3. (A) Unpatented mining claims.  
(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.  
(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.  
(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.  
  
(Said Exception will not be included on Extended Coverage Policies)
6. Easements, claims of easement or encumbrances which are not shown by the public records.  
  
(Said Exception will not be included on Extended Coverage Policies)
7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.  
  
(Said Exception will not be included on Extended Coverage Policies)
8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.  
  
(Said Exception will not be included on Extended Coverage Policies)
9. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:  
Grantee: Pacific Telephone and Telegraph Company  
Dated: January 23, 1911  
Recorded: February 16, 1911  
Auditor's No.: 83397  
Purpose: Erect and maintain telephone poles  
Affected: Exact location is not disclosed on the record
10. RESERVATIONS AND OR EXCEPTIONS CONTAINED IN INSTRUMENT  
Executed by: Glacier Park Company, a Delaware Corp.  
Recorded: December 21, 1989  
Auditor's No.: 8912210037  
As Follows:

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Reserving unto themselves, their successors and assigns all ores, and minerals, etc.

**11. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Puget Sound Power & Light Co.

Dated: December 9, 1991

Recorded: December 19, 1991

Auditor's No.: 9112190028

Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, and/or distribution system, together

with the right to remove brush, tree and landscaping which may constitute danger to said lines.

Area Affected: A right of way 10 feet in width.

12. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Burl 5-91 recorded 01/09/1992 as Auditor's File No. 9201090037.

**13. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Public Utility District No. 1

Dated: APRIL 13, 1992

Recorded: APRIL 15, 1992

Auditor's No.: 9204150080

Purpose: waterline

Area Affected: portion of Walton Drive and other property

**14. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Puget Sound Power & Light Company, a Washington corporation

Dated: June 27, 1994

Recorded: July 27, 1994

Auditor's No.: 9407270078

Purpose: Underground electric system

Area Affected:

Being located as constructed or to be constructed on the subject property generally described as follows:

Easement No. 1: All streets and roads rights of ways as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts, and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights of ways.

**15. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:**

Dated: August 31, 1994

Recorded: September 8, 1994

Auditor's No.: 9409080053

Executed By: Gear Road Investors, a Partnership

16. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named:

Binding Site Plan No.: 91-042 / Burlington Hill Business Park

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Recorded: September 8, 1994  
Auditor's No.: 9409080052

17. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following survey:

Recorded: May 7, 1998  
Auditor's No.: 9805070066

**End of Exhibit A**

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