

202309270015

09/27/2023 09:13 AM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor, WA

When recorded return to:

Skagit Farmers Supply, a Washington nonprofit corporation
1833 Park Lane
Burlington, WA 98233

GNW 23-19316

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20238186
Sep 27 2023
Amount Paid \$53.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Burlington Hill Properties, a Washington General Partnership, 848 Bella Vista Lane,
Burlington, WA 98233,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Skagit Farmers Supply, a Washington nonprofit corporation

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Tract G, AMENDED PLAT OF LOTS 19, 21, 23 AND 26, AND OF TRACT "A", BURLINGTON HILL
BUSINESS PARK PHASE II BSP

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 "B"
attached hereto

Tax Parcel Number(s): P117841

Dated: 9-26-23

Burlington Hill Properties, a Washington General Partnership

By: 
Dan Madlung, Managing Partner

Statutory Warranty Deed
LPB 10-05

Order No.: 23-19316-KH

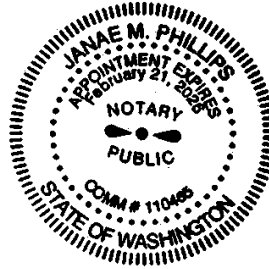
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 26th day of September, 2023 by Dan Madlung, Managing Partner
of Burlington Hill Properties, a Washington General Partnership.

Signature

Title

My commission expires: 2-21-26



Statutory Warranty Deed
LPB 10-05

Order No.: 23-19316-KH

EXHIBIT A
LEGAL DESCRIPTION

Property Address: NHN Park Lane, Burlington, WA 98233
Tax Parcel Number(s): P117841

Property Description:

Tract G, "AMENDED PLAT OF LOTS 19, 21, 23 AND 26, AND OF TRACT "A", BURLINGTON HILL BUSINESS PARK PHASE II BINDING SITE PLAN," recorded September 15, 2000, under Auditor's File No. 200009150127, records of Skagit County, Washington; and being a portion of the South ½ of Section 29, Township 35 North, Range 4 East, W.M.

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

Statutory Warranty Deed
LPB 10-05

Order No.: 23-19316-KH

EXHIBIT B

23-19316-KH

12. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Glacier Park Company, a Delaware corporation

Recorded: December 21, 1989

Auditor's No.: 8912210037

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

Said reservation of mineral rights has been deeded to Meridian Oil, Inc., a Delaware corporation by Auditor's File No. 9104110021.

13. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Burlington Hill Business Park, Phase II Binding Site Plan

Recorded: October 29, 1997

Auditor's No.: 9710290033

14. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Burlington, State of Washington And: Burlington Hill Properties, a Washington partnership

Dated: October 20, 1997

Recorded: October 29, 1997

Auditor's No.: 9710290035

Regarding: Concomitant Rezone Agreement

15. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN: Dated: October 20, 1997 Recorded: October 29, 1997 Auditor's No.: 9710290036 Executed By: Jerry Walton, Daniel R. Madlung and Burlington Hill Business Park

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY THE FOLLOWING: Recorded: July 1, 2005 Auditor's No.: 200507010021

16. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Amended Plat of Lots 19, 21, 23 and 26 and of Tract A

Burlington Hill Business Park Phase II

Recorded: September 15, 2000

Auditor's No.: 200009150127

17. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded on April 24, 2006, as Auditor's File No. 200604240135.**18. Any tax, fee, assessments or charges as may be levied by Burlington Hill Business Park Owners Association.**

Statutory Warranty Deed
LPB 10-05

Order No.: 23-19316-KH