

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20238504

Oct 24 2023

Amount Paid \$14204.13
Skagit County Treasurer
By Lena Thompson Deputy

When recorded return to:

ERSC LLC
609 North Hill Boulevard
Burlington, WA 98233

GNW 23-19252

STATUTORY WARRANTY DEED

THE GRANTOR(S) RD & SM, LLC, a Washington Limited Liability Company, and S/G PROPERTIES, L.P., a Washington Limited Partnership, 840 Farmington Drive, Burlington, WA 98233,

for and in consideration of **ten dollars and other valuable consideration**

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

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:
Lot 11 & Ptn. Lot 24 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): P112913

Statutory Warranty Deed
LPB 10-05

Order No.: 23-19252-KH

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Dated: 10/24/2023

RD & SM, LLC, a Washington Limited Liability Company

By: Ronald D. Sakuma
 Ronald D. Sakuma, Member/Manager

By: Steven M. Sakuma
 Steven M. Sakuma, Member/Manager

S/G PROPERTIES, L.P., a Washington Limited Partnership

By: Bryan Sakuma
 Bryan Sakuma, Authorized Agent

By: Becky L. Ogata
 Becky L. Ogata, Authorized Agent

By: Carol A. Schroeder
 Carol A. Schroeder, Authorized Agent

By: Glenn A. Sakuma
 Glenn A. Sakuma, Authorized Agent

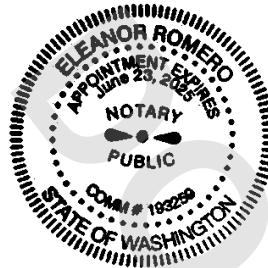
STATE OF WASHINGTON
 COUNTY OF SKAGIT

This record was acknowledged before me on 24th day of October, 2023 by ~~Ronald D. Sakuma and Steven M. Sakuma~~, Member/Managers of RD & SM, LLC and Bryan Sakuma, Becky L. Ogata, Carol A. Schroeder, and Glenn A. Sakuma, Authorized Agents of S/G PROPERTIES, L.P., a Washington Limited Partnership.

Eleanor Romero
 Signature

Notary
 Title

My commission expires: 6/23/2025



Statutory Warranty Deed
 LPB 10-05

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Dated: 10-20-2023

RD & SM, LLC, a Washington Limited Liability Company

By: Ronald D. Sakuma
Ronald D. Sakuma, Member/Manager

By: _____
Steven M. Sakuma, Member/Manager

S/G PROPERTIES, L.P., a Washington Limited Partnership

By: _____
Bryan Sakuma, Authorized Agent

By: _____
Becky L. Ogata, Authorized Agent

By: _____
Carol A. Schroeder, Authorized Agent

By: _____
Glenn A. Sakuma, Authorized Agent

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on _____ day of October, 2023 by Ronald D. Sakuma and Steven M. Sakuma, Member/Managers of RD & SM, LLC and Bryan Sakuma, Becky L. Ogata, Carol A. Schroeder, and Glenn A. Sakuma, Authorized Agents of S/G PROPERTIES, L.P., a Washington Limited Partnership.

Signature

Title

My commission expires:

Please see attached CA Acknowledgment

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

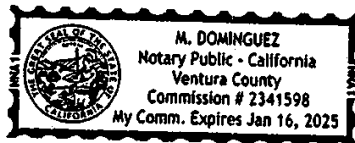
State of California

County of Ventura

On October 20th, 2023 before me, M. Dominguez, Notary Public -
Date Here Insert Name and Title of the Officer

personally appeared Ronald D. Sakuma.
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Statutory Warranty Deed.

Document Date: N/A Number of Pages: four

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

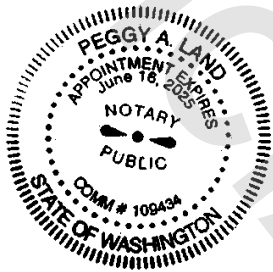
☐ Other: _____

Signer is Representing: _____

State of Washington
County of Skagit

I certify that I know of have satisfactory evidence **Glenn A. Sakuma** signed this instrument, on oath states that she is authorized to execute the instrument and acknowledged it as a **Authorized Agent of S/G Properties, L.P., a Washington Limited Partnership**, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 10-19-2023

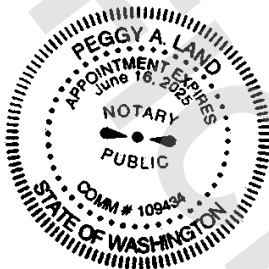


Peggy A. Land
(Notary Signature)
Printed name of Notary Peggy A Land
Notary Public in the State of Washington
Residing at Stanwood
My appointment expires: June 16, 2025

State of Washington
County of Skagit

I certify that I know of have satisfactory evidence **Steven M. Sakuma** signed this instrument, on oath states that she is authorized to execute the instrument and acknowledged it as a **Member/Manager of RD & SM, LLC, a Washington Limited Liability Company**, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 10-23-2023



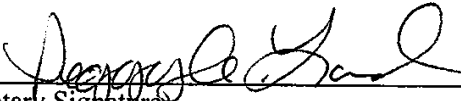

(Notary Signature)
Printed name of Notary Peggy A. Land
Notary Public in the State of Washington
Residing at Stanwood
My appointment expires: June 16, 2025

EXHIBIT A
LEGAL DESCRIPTION

Property Address: NHN North Hill Boulevard, Burlington, WA 98233
Tax Parcel Number(s): P112913

Property Description:

Lot 11 and the North 15 feet of Lot 24, BURLINGTON HILL BUSINESS PARK, PHASE II, BINDING SITE PLAN, approved October 15, 1997, recorded October 29, 1997 in Volume 13 of Short Plats, Pages 53 to 56, inclusive, under Auditor's File No. 9710290033 and being a portion of the Southwest ¼ of Section 29, Township 35 North, Range 4 East, W.M. and a portion of the Northwest ¼ of Section 32, Township 35 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

Statutory Warranty Deed
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EXHIBIT B

23-19252-KH

9. 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.

10. 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

11. Terms and Conditions of By-Laws Burlington Hill Business Park Owners Association as recorded October 29, 1997, under Skagit County Auditor's File No. 9710290034.**12. 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

13. 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:

Declaration Dated:

Recorded: July 1, 2005

Auditor's No.: 200507010021

Statutory Warranty Deed
LPB 10-05

Order No.: 23-19252-KH

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