

202311300060

11/30/2023 12:56 PM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor, WA

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20238897

Nov 30 2023

Amount Paid \$154580.00

Skagit County Treasurer

By Lena Thompson Deputy

When recorded return to:

STEEL DREAMS II, LLC
1970 Walton Drive
Burlington, WA 98233

GNW 23-19005

STATUTORY WARRANTY DEED

THE GRANTOR(S) OUTDOOR SKAGIT, LLC, a Washington Limited Liability Company, 1970 Walton Drive,
Burlington, WA 98233,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to STEEL DREAMS II, 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:
Lots 14 & 15 Burlington Hill Business Park

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): P105950/8002-000-015-0004

Dated: 11/28/2023

OUTDOOR SKAGIT, LLC, a Washington Limited Liability Company

By: Robert Scott Holley
Robert Scott Holley, Authorized Agent

Statutory Warranty Deed
LPB 10-05

Order No.: 23-19005-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 28 day of November, 2023 by Robert Scott Holley, Authorized Agent of OUTDOOR SKAGIT, LLC.

Kyle Beam
Signature

Notary
Title

My commission expires: 09/11/2027

KYLE BEAM
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 210008
COMMISSION EXPIRES 09/11/2027

This notarial act involved the use of communication technology

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 1868 and 1970 Walton Drive, Burlington, WA 98233
Tax Parcel Number(s): P105950/8002-000-015-0004

Property Description:

TRACTS 14 AND 15, OF "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.

EXHIBIT B

23-19005-KH

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:

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: 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.

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

Dated: August 31, 1994

Statutory Warranty Deed
LPB 10-05

Order No.: 23-19005-KH

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Recorded: September 8, 1994

Auditor's No.: 9409080053

Executed By: Gear Road Investors, a Partnership

15. 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

Recorded: September 8, 1994

Auditor's No.: 9409080052

16. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: National Frozen Foods Corporation, a Washington Corporation

Dated: November 9, 1995

Recorded: November 29, 1995

Auditor's No.: 9511290024

Purpose: Waste water pipeline

Area Affected: Easterly 10 feet of subject property

17. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded on January 30, 2020 under Auditor's File No. 202001300483.