

After Recording Return to:

KSA Investments
16559 Country Club Dr.
Burlingotn, Washington 98233

202406200148

06/20/2024 04:10 PM Pages: 1 of 13 Fees: \$315.50
Skagit County Auditor



202407120044

07/12/2024 11:37 AM Pages: 1 of 15 Fees: \$317.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2024 1029
JUN 20 2024

Amount Paid \$ 0
By Skagit Co. Treasurer
LT Deputy

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2024 1314
JUL 12 2024

Amount Paid \$ 0
By Skagit Co. Treasurer
LT Deputy

QUIT CLAIM DEED

**re-record to attach exhibits*

Grantor: KSA Investments LLC
Grantee: KSA Investments LLC
Assessor's Tax Parcel Numbers: P62636, P62643, P62618
Reference No.: _____

THE GRANTOR, KSA Investments LLC for and in consideration of no monetary consideration hereby conveys and quit claims to the GRANTEE, KSA Investments LLC, the following described real property, situated in the County of Skagit, State of Washington:

PTN TRACT 49, Plat of Burlington, et al

Legal Descriptions: See attached *Schedule A (P62636), Schedule B (P62643), Schedule C (P62618)*

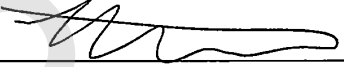
Subject to covenants, conditions, restrictions, and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

Tax parcel no. P62636, P62643, P62618

Commonly known as: 401 Nardone Ct., Burlington, Washington, 98233, 443-447 Nardone Ct.
Burlington, WA 98233, 615 Peterson Rd., Burlington, Washington 98233

Grantor Signatures:

DATED: 06/18/24

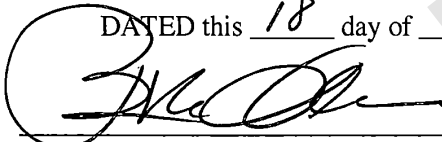


GRANTOR

KSA Investments LLC
16559 Country Club Dr.
Burlington, Washington 98233STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Brandon Atkinson is the person who appeared before me, and said person acknowledged that s/he signed this instrument, on oath stated that s/he was authorized to execute this instrument, and acknowledged it as the Owner of KSA Investments LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument

DATED this 18 day of June, 2024.

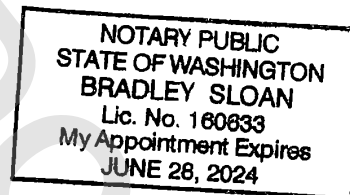


Print Name

NOTARY PUBLIC in and for the State of Washington,

Residing at: Mount Vernon

My commission expires: 6-28-2024



**SCHEDULE A
LEGAL DESCRIPTION OF REAL PROPERTY**

THAT PORTION OF THE EAST HALF OF TRACT 49, "PLAT OF THE BURLINGTON ACREAGE PROPERTY" AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, EXCEPT THE SOUTH 162.00 FEET OF THE WEST 100.00 FEET AND EXCEPT TRACT 2 OF SKAGIT COUNTY SHORT PLAT NO. 40 - 77, APPROVED JULY 20, 1977 RECORDED JULY 21, 1977 IN BOOK 2 OF SHORT PLATS, PAGE 88, UNDER AUDITOR'S FILE NO. 861106 IN RECORDS OF SKAGIT COUNTY, WASHINGTON ALL LYING WEST OF STATE HIGHWAY RIGHT OF WAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST HALF THENCE NORTH 2°08'35" EAST ALONG THE WEST LINE OF SAID EAST HALF 162.00 FEET; THENCE CONTINUING ALONG SAID WEST LINE NORTH 2°08'35" EAST 170.00 FEET TO THE SOUTH LINE OF SAID TRACT 2; THENCE ALONG TRACT 2 SOUTH 87°59'01" EAST 4.87 FEET; THENCE CONTINUING ALONG SAID TRACT 2 NORTH 46°20'20" EAST 150.62 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 84°34'17" EAST 28.96 FEET; THENCE SOUTH 5°25'43" WEST 239.11 FEET; THENCE SOUTH 84°34'17" EAST TO THE WESTERLY RIGHT OF WAY OF THE STATE HIGHWAY 125.33 FEET; THENCE NORTH 5°25'43" EAST ALONG SAID STATE RIGHT OF WAY 297.64 FEET; THENCE NORTH 1°41'39" WEST ALONG SAID RIGHT OF WAY 127.80 FEET TO THE NORTH LINE OF SAID TRACT 49; THENCE NORTH 88°09'43" WEST ALONG SAID NORTH LINE 138.71 FEET TO TRACT 2 OF SAID SHORT PLAT; THENCE SOUTH 6°48'16" EAST ALONG SAID TRACT 2 A DISTANCE OF 144.59 FEET; THENCE SOUTH 46°20'20" WEST ALONG SAID TRACT 2 A DISTANCE OF 46.78 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

CONTAINING +\ - 54,251 SQ.FT.

**SCHEDULE B
LEGAL DESCRIPTION OF REAL PROPERTY**

THAT PORTION OF THE EAST HALF OF TRACT 49, "PLAT OF THE BURLINGTON ACREAGE PROPERTY" AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, EXCEPT THE SOUTH 162.00 FEET OF THE WEST 100.00 FEET AND EXCEPT TRACT 2 OF SKAGIT COUNTY SHORT PLAT NO. 40 - 77, APPROVED JULY 20, 1977 RECORDED JULY 21, 1977 IN BOOK 2 OF SHORT PLATS, PAGE 88, UNDER AUDITOR'S FILE NO. 861106 IN RECORDS OF SKAGIT COUNTY, WASHINGTON ALL LYING WEST OF STATE HIGHWAY RIGHT OF WAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

CONTAINING ± 45,512 SQ.FT.

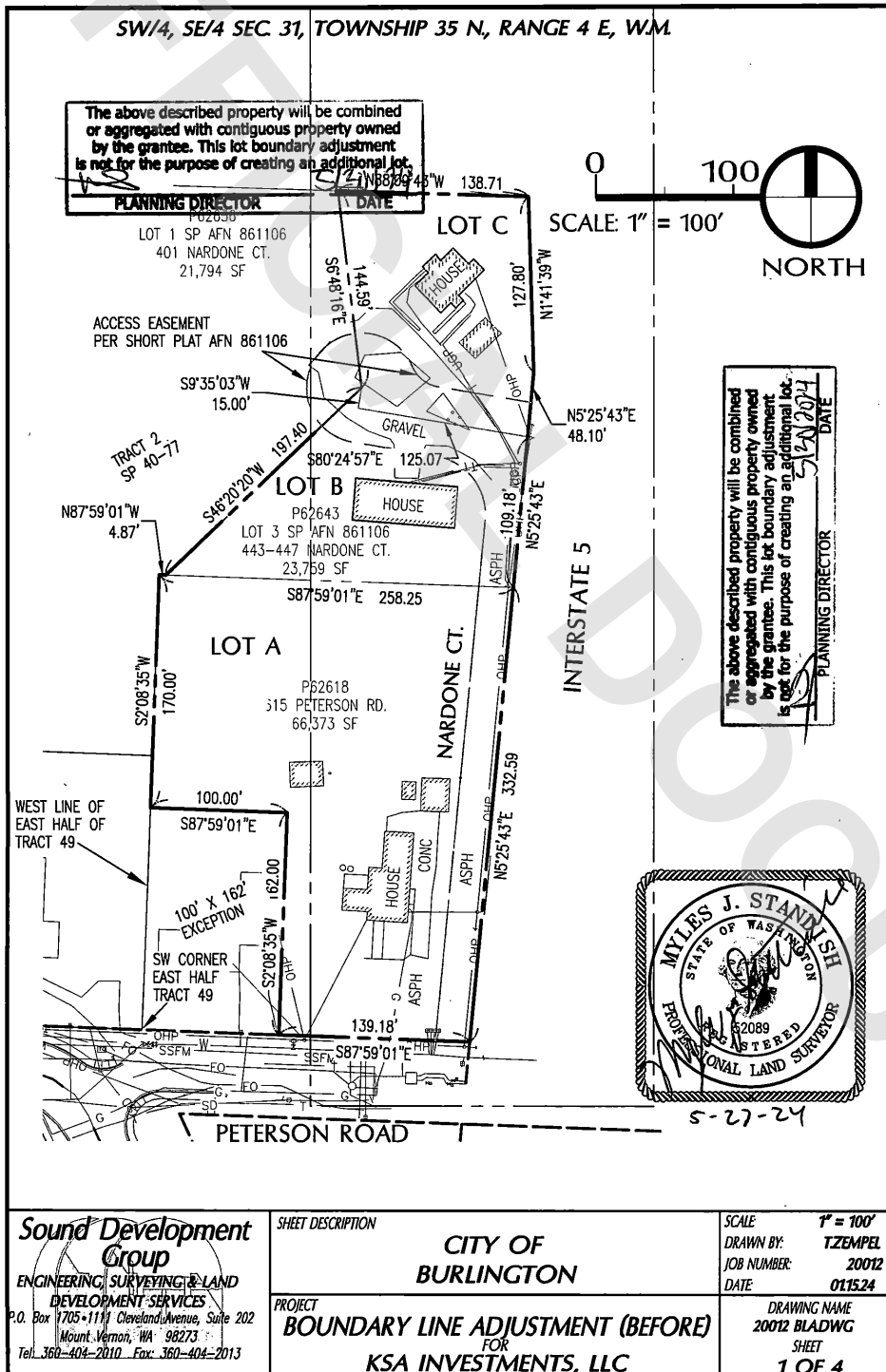
**SCHEDULE C
LEGAL DESCRIPTION OF REAL PROPERTY**

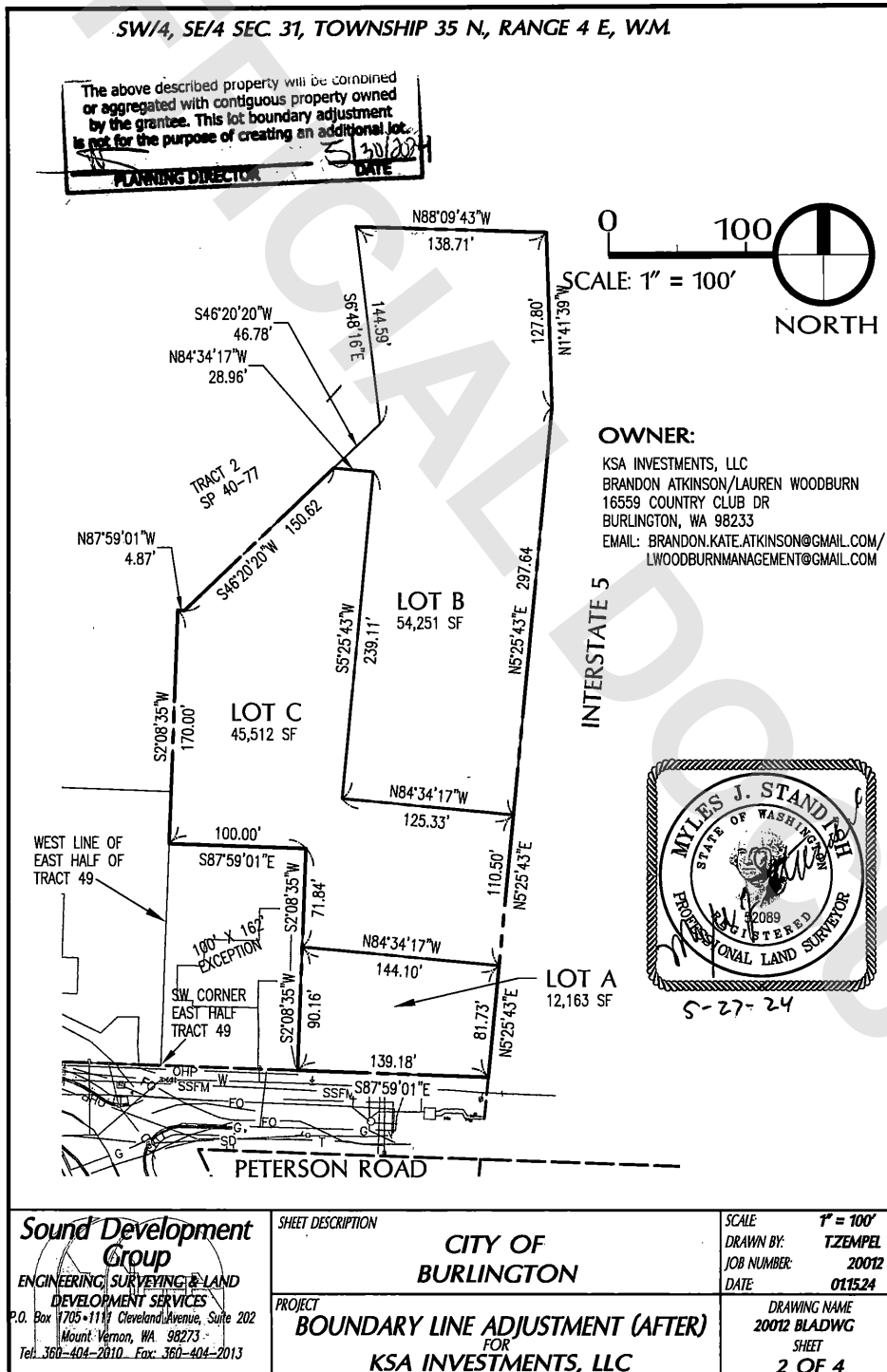
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COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST HALF THENCE SOUTH 87°59'01" EAST 100.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 87°59'01" EAST ALONG THE NORTH RIGHT OF WAY OF PETERSON ROAD TO THE WESTERLY RIGHT OF WAY OF STATE HIGHWAY 139.18 FEET; THENCE NORTH 5°25'43" EAST ALONG SAID WEST RIGHT OF WAY 81.73 FEET; THENCE NORTH 84°34'17" WEST 144.10 FEET TO THE WEST LINE OF THE EXCEPTED WEST 100.00 FEET; THENCE SOUTH 2°08'35" WEST ALONG EXCEPTED WEST 100.00 FEET 90.16 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

CONTAINING +\ - 12,136 SQ.FT.





SW/4, SE/4 SEC. 31, TOWNSHIP 35 N, RANGE 4 E, W.M.

CONSENT

THE UNDERSIGNED AGREE THAT THE BOUNDARY ADJUSTMENT SET FORTH HEREIN IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS.

IN WITNESS WHEREOF, THE OWNER AND SAID CORPORATION HAS CAUSED THEIR SIGNATURE AND CORPORATE NAME TO BE HEREUNTO SUBSCRIBED AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED.

KSA INVESTMENTS, LLC

THIS 28 DAY OF May, 2024BY: TITLE: Vice President**ACKNOWLEDGMENT**

STATE OF WASHINGTON)

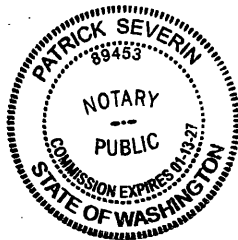
)SS

COUNTY OF SKAGIT)

I CERTIFY THAT ON THIS 28th DAY OF May, 2024, THAT THE ABOVE INDIVIDUAL SIGNED CERTIFY THAT THIS BOUNDARY LINE ADJUSTMENT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES MENTIONED, ON OATH THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE VICE PRESIDENT OF KSA INVESTMENTS, LLC, A LIMITED LIABILITY COMPANY.

DATED May 28, 2024.SIGNATURE 

NOTARY PUBLIC

MY APPOINTMENT EXPIRES: 11/13/27RESIDING AT: Mount Vernon, WA

Sound Development Group
ENGINEERING, SURVEYING & LAND
DEVELOPMENT SERVICES
P.O. Box 1705 • 1111 Cleveland Avenue, Suite 202
Mount Vernon, WA 98273
Tel. 360-404-2010 • Fax 360-404-2013

SHEET DESCRIPTION

**CITY OF
BURLINGTON**

PROJECT

**BOUNDARY LINE ADJUSTMENT
FOR
KSA INVESTMENTS, LLC**

SCALE

1" = 100'

DRAWN BY:

T.ZEMPEL

JOB NUMBER:

20012

DATE

011524

DRAWING NAME

20012 BLADWG

SHEET

3 OF 4

SW/4, SE/4 SEC. 31, TOWNSHIP 35 N, RANGE 4 E, WM.

~~APPROVAL FOR THE CITY OF BURLINGTON~~

THE WITHIN AND FOREGOING BOUNDARY LINE ADJUSTMENT HAS BEEN EXAMINED FOR CONFORMANCE WITH THE PROVISIONS OF THE BURLINGTON MUNICIPAL CODE AND IS HEREBY APPROVED THIS _____ DAY OF _____, 20____.

CITY OF BURLINGTON PLANNING DIRECTOR

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 20____.

THIS _____ DAY OF _____, 20____

SKAGIT COUNTY TREASURER

DEPUTY

The above described property will be combined or aggregated with contiguous property owned by the grantee. This lot boundary adjustment is not for the purpose of creating an additional lot.

PLANNING DIRECTOR

DATE

Approved for boundary line
Adjustment only. No other
Development Approved.
No Critical Areas
review performed.

**Sound Development
Group**

ENGINEERING, SURVEYING & LAND
DEVELOPMENT SERVICES

P.O. Box 1705 • 1111 Cleveland Avenue, Suite 202
Mount Vernon, WA 98273
Tel: 360-404-2010 Fax: 360-404-2013

SHEET DESCRIPTION

CITY OF
BURLINGTON

PROJECT

BOUNDARY LINE ADJUSTMENT
FOR
KSA INVESTMENTS, LLC

SCALE

1" = 100'

DRAWN BY:

TZEMPEL

JOB NUMBER:

20012

DATE:

011524

DRAWING NAME

20012 BLADWG

SHEET

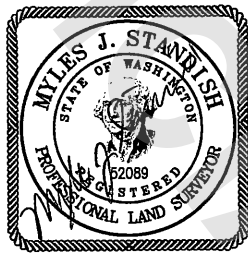
4 OF 4

LOT A BEFORE


THAT PORTION OF THE SOUTH 332 FEET OF THE EAST 1/2 OF TRACT 49, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING WESTERLY OF THE WEST LINE OF A TRACT DEEDED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY DEED DATED JANUARY 5, 1972, RECORDED FEBRUARY 17, 1972, UNDER AUDITOR'S FILE NO. 764264;

EXCEPT THE WEST 100 FEET OF THE SOUTH 162 FEET THEREOF.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



5-27-24

The above described property will be combined or aggregated with contiguous property owned by the grantee. This lot boundary adjustment is not for the purpose of creating an additional lot.	
	5/27/24
PLANNING DIRECTOR	DATE

LOT B BEFORE

TRACT 3 OF SKAGIT COUNTY SHORT PLAT NO. 40-77, APPROVED JULY 20, 1977 AND RECORDED JULY 21, 1977 IN BOOK 2 OF SHORT PLATS, PAGE 88, UNDER AUDITOR'S FILE NO. 861106, BEING A PORTION OF TRACT 49, "PLAT OF THE BURLINGTON ACREAGE PROPERTY" AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON.

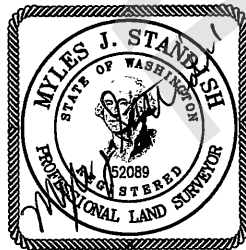
TOGETHER WITH AN UNDIVIDED 1/3RD INTEREST IN THE FOLLOWING DESCRIBED TRACT:

THAT PORTION OF THE SOUTH 332 FEET OF TRACT 49, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING WITHIN A STRIP OF LAND 25 FEET IN WIDTH, THE EASTERLY LINE OF WHICH IS CONTIGUOUS TO THE FOLLOWING DESCRIBED RIGHT OF WAY LINE:


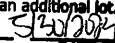
BEGINNING AT A POINT OPPOSITE HIGHWAY ENGINEER'S STATION 330 + 50 ON THE CENTERLINE SURVEY OF STATE HIGHWAY ROUTE NO. 5, SKAGIT RIVER TO JCT. SR 20, AND 175 FEET WESTERLY THEREFROM;

THENCE NORTHEASTERLY TO A POINT OPPOSITE HIGHWAY ENGINEER'S STATION 334 + 93.95 ON SAID CENTERLINE SURVEY AND 119.51 FEET WESTERLY THEREFROM AND THE END OF THIS RIGHT OF WAY LINE DESCRIPTION.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



5-27-24

The above described property will be combined or aggregated with contiguous property owned by the grantee. This lot boundary adjustment is not for the purpose of creating an additional lot.	
	
PLANNING DIRECTOR	DATE

LOT C BEFORE

TRACT 1 OF SKAGIT COUNTY SHORT PLAT NO. 40-77, APPROVED JULY 20, 1977 AND RECORDED JULY 21, 1977 IN BOOK 2 OF SHORT PLATS, PAGE 88, UNDER AUDITOR'S FILE NO. 861106, BEING A PORTION OF TRACT 49, "PLAT OF THE BURLINGTON ACREAGE PROPERTY" AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



5-27-24

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	5/20/2024
PLANNING DIRECTOR	DATE

LOT A AFTER

THAT PORTION OF THE EAST HALF OF TRACT 49, "PLAT OF THE BURLINGTON ACREAGE PROPERTY" AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, EXCEPT THE SOUTH 162.00 FEET OF THE WEST 100.00 FEET AND EXCEPT TRACT 2 OF SKAGIT COUNTY SHORT PLAT NO. 40-77, APPROVED JULY 20, 1977 RECORDED JULY 21, 1977 IN BOOK 2 OF SHORT PLATS, PAGE 88, UNDER AUDITOR'S FILE NO. 861106 IN RECORDS OF SKAGIT COUNTY, WASHINGTON ALL LYING WEST OF STATE HIGHWAY RIGHT OF WAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

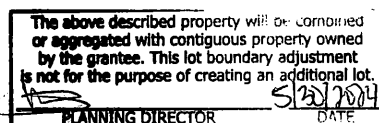
COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST HALF THENCE SOUTH 87°59'01" EAST 100.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 87°59'01" EAST ALONG THE NORTH RIGHT OF WAY OF PETERSON ROAD TO THE WESTERLY RIGHT OF WAY OF STATE HIGHWAY 139.18 FEET; THENCE NORTH 5°25'43" EAST ALONG SAID WEST RIGHT OF WAY 81.73 FEET; THENCE NORTH 84°34'17" WEST 144.10 FEET TO THE WEST LINE OF THE EXCEPTED WEST 100.00 FEET; THENCE SOUTH 2°08'35" WEST ALONG EXCEPTED WEST 100.00 FEET 90.16 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

CONTAINING +/-12,136 SQ.FT.



5-27-24



Approved for Boundary Line
Adjustment only. No other
Development Appraised. No
critical Areas review
performed.

LOT B AFTER

THAT PORTION OF THE EAST HALF OF TRACT 49, "PLAT OF THE BURLINGTON ACREAGE PROPERTY" AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, EXCEPT THE SOUTH 162.00 FEET OF THE WEST 100.00 FEET AND EXCEPT TRACT 2 OF SKAGIT COUNTY SHORT PLAT NO. 40-77, APPROVED JULY 20, 1977 RECORDED JULY 21, 1977 IN BOOK 2 OF SHORT PLATS, PAGE 88, UNDER AUDITOR'S FILE NO. 861106 IN RECORDS OF SKAGIT COUNTY, WASHINGTON ALL LYING WEST OF STATE HIGHWAY RIGHT OF WAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

CONTAINING +\-45,512 SQ.FT.



5-27-24

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PLANNING DIRECTOR	DATE

Approved for boundary line adjustment only. No other Development Approved. NO critical Areas review performed.

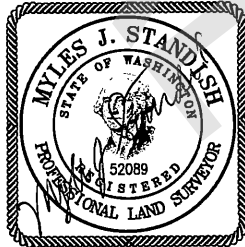
LOT C AFTER

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SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

CONTAINING +\-54,251 SQ.FT.



5-27-24

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<i>[Signature]</i>	5/27/24
PLANNING DIRECTOR	DATE

Approved for boundary line adjustment only. NO other development approved. NO critical Areas review performed.