

202408200057

08/20/2024 03:02 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:

Marc Biagiotti
VA Development LLC
5655 Denver Tech Center, 5655 Yosemite St Suite
461
Greenwood Village, CO 80111

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

Affidavit No. 20241836

Aug 20 2024

Amount Paid \$5605.00

Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

**Chicago Title
620055808**

Escrow No.: 620055808

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brighton Square LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to VA Development LLC, A Colorado Limited Liability Company

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

Lot 5 and the South half of Lot 4 of Binding Site Plan No. MV-BSP-02-001, approved May 11,
2004,
recorded May 26, 2004 under Skagit County Auditor's File No. 200405260057, being a portion of
the
North half of the Southwest quarter of Section 17, Township 34 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P121640 / 8051-000-005-0000

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)Dated: 8.24.24

Brighton Square LLC

BY: [Signature]
David O'Beck, Jr.
General ManagerState of WashingtonCounty of SnohomishThis record was acknowledged before me on August 20, 2024 by Dave Beck as
General Manager of Brighton Square LLC.[Signature]
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 9-4-26

NOTARY PUBLIC
STATE OF WASHINGTON
SHARON E. SCHOONOVER
License Number 173976
My Commission Expires 09-04-2026

EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: City of Mount Vernon
Purpose: Sewer pipe lines
Recording Date: June 26, 1958
Recording No.: 567039

We note that Short Plat No. MV-8-77 indicates that said easement lies within the North 25 feet of the subject property. However, we find no conveyance of record for said easement as delineated on the face of said Short Plat.

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Public Utility District No. 1
Purpose: Water pipe lines
Recording Date: April 6, 1978
Recording No.: 783114

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. MV-8-77:

Recording No: 855522

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. MV-4-84:

Recording No: 8404200015

5. Agreement, and the terms and conditions thereof:

Recording Date: April 26, 1984
Recording No.: 8404260019

EXHIBIT "A"**Exceptions
(continued)**

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- Purpose: Drainage system
Recording Date: April 12, 1994
Recording No.: 9404120131
7. Agreement, and the terms and conditions thereof:
- Recording Date: April 20, 1994
Recording No.: 9404200033
8. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Puget Sound Energy, Inc.
Purpose: Transmission, distribution and sale of gas and electricity
Recording Date: February 12, 2001
Recording No.: 200102120127
9. Relinquishment of easement and grant of easement, and the terms and conditions thereof:
- Recording Date: May 7, 2004
Recording No.: 200405070080
10. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Binding Site Plan:
- Recording No: 200405260057
11. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:
- "This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such

EXHIBIT "A"**Exceptions
(continued)**

incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

12. Liability, if any, for personal property taxes pursuant to RCW 84.56.070 wherein no sale can be made without prepayment of said tax, including advance tax for the following calendar year. The personal property advance tax request has been provided along with this commitment.

PLEASE NOTE: The Skagit County Treasurer will not process any conveyance document on any property where they determine personal property taxes are due or advance taxes required, without the payment of those taxes. This process must be completed before the proposed deed or any quit claim deed is presented for recordation.

13. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.
14. City, county or local improvement district assessments, if any.
15. Assessments, if any, levied by the City of Mount Vernon.