

AFTER RECORDING MAIL TO:
Erik Egger , Approved Member
5413 Meridian Ave N Suite C
Seattle, WA 98103

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20250199
Jan 24 2025
Amount Paid \$28642.50
Skagit County Treasurer
By Lena Thompson Deputy

Filed for Record at Request of
Galvin Realty Law Group
Escrow Number: S25-00007-CH
212170-LT

Statutory Warranty Deed

Grantor(s): Skagit Village LLC
Grantee(s): Skagit B20 LLC
Abbreviated Legal:
Ptn Tr 13, Burlington Acreage

Assessor's Tax Parcel Number(s): 3867-000-013-0100/P62348, 3867-000-013-2106/P62364, 3867-000-013-1504/P62360

THE GRANTOR Skagit Village LLC, A Washington Limited Liability Company for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Skagit B20 LLC, A Washington Limited Liability Company** the following described real estate, situated in the County of **Skagit**, State of **Washington**.

Full Legal Description: See Exhibit "A" attached hereto and made a part hereof by this reference

Subject to Easements, Restrictions, Covenants, Reservations, Conditions and Agreements, if any of record and as per Exhibit "B" Attached hereto and by this reference is made a part hereof.

Dated 1-22-25

Skegit Village LLC

Laura Bucko
By: Laura Bucko, Approved Member

By: Sarah Bucko, Approved Member

Notary Certificate Attached /
Affixed Pursuant:
☐ CA Ack Code - Gov § 1189
☒ CA Jurat Code - Gov § 8202

PD

Statutory Warranty Deed

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 Orange

Subscribed and sworn to (or affirmed) before me on this 22nd
day of January, 2025, by

Laura Elizabeth Bucko

proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.

member of
Stagitt Village
WC



(Seal)

Signature

A handwritten signature in black ink, appearing to read "Laura Elizabeth Bucko".

Dated Jan 22, 2025

Skagit Village LLC

By: Laura Bucko, Approved Member


Sarah Bucko
By: Sarah Bucko, Approved Member

STATE OF - Oregon } SS. ACKNOWLEDGMENT - Representative Capacity

County of Washington

I certify that I know or have satisfactory evidence that Sarah Bucko is the person who appeared before me, and said person acknowledge she signed this instrument, on oath stated that was authorized to execute the instrument and acknowledged it as the member of Skagit Village LLC, A Washington Limited Liability Company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 22 day of, January 2025



OFFICIAL STAMP
TALIA D HOWARD
NOTARY PUBLIC - OREGON
COMMISSION NO. 1050129
MY COMMISSION EXPIRES JULY 17, 2028

[Signature]
Notary Public in and for the State of Washington
Residing at _____
My appointment expires 07/17/2028

This jurat is page, of and is attached to, dated

STATE OF - _____ } SS. ACKNOWLEDGMENT - Representative Capacity

County of _____

I certify that I know or have satisfactory evidence that Laura Bucko is the person who appeared before me, and said person acknowledge she signed this instrument, on oath stated that was authorized to execute the instrument and acknowledged it as the member of Skagit Village LLC, A Washington Limited Liability Company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this _____ day of, _____ 2025

Notary Public in and for the State of Washington
Residing at _____
My appointment expires _____

This jurat is page, of and is attached to, dated

EXHIBIT "A"**LEGAL DESCRIPTION****PARCEL A:**

THAT PORTION OF THE WEST HALF OF TRACT 13 OF "PLAT OF BURLINGTON ACREAGE PROPERTY", ACCORDING TO THE PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS :

BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF SAID TRACT 13;
THENCE SOUTH 89°46' WEST ALONG THE NORTH LINE OF SAID TRACT 13, A DISTANCE OF 180.50 FEET;
THENCE SOUTH 0°23'45" EAST 120 FEET;
THENCE SOUTH 63°11'30" WEST 140 FEET;
THENCE SOUTH 0°23'45" EAST 305.97 FEET TO THE NORTHERLY LINE OF STATE HIGHWAY SSH 1-F AND THE TRUE POINT OF BEGINNING;
THENCE NORTH 23°25' WEST 114.53 FEET;
THENCE NORTH 0°23'45" WEST 226.18 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF THOSE PREMISES CONVEYED TO THE CITY OF BURLINGTON, BY DEED FILED MAY 27, 1955, UNDER AUDITOR'S FILE NO. 518501 AND RECORDED IN VOLUME 270 OF DEEDS, PAGE 673;
THENCE SOUTH 80°05' WEST ALONG THE SOUTH LINE OF SAID CITY OF BURLINGTON PROPERTY 270 FEET, MORE OR LESS, TO THE WEST LINE OF SAID TRACT 13;
THENCE SOUTH ALONG THE WEST LINE OF SAID TRACT 13, A DISTANCE OF 450 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID TRACT 13;
THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT 13, A DISTANCE OF 30 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF STATE HIGHWAY SSH 1-F;
THENCE NORTHEASTERLY ALONG SAID NORTHERLY LINE 220 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING, EXCEPT THE FOLLOWING DESCRIBED TRACTS :

A. BEGINNING AT THE NORTHEAST CORNER OF SAID WEST HALF OF TRACT 13;
THENCE SOUTH 89°46' WEST ALONG THE NORTH LINE OF TRACT 13, A DISTANCE OF 180.50 FEET;
THENCE SOUTH 0°23'45" EAST 120.0 FEET;
THENCE SOUTH 63°11'30" WEST 140.0 FEET;
THENCE SOUTH 0°23'45" EAST 305.97 FEET TO THE NORTHERLY LINE OF STATE HIGHWAY SSH 1-F;
THENCE SOUTH 63°11'30" WEST ALONG SAID HIGHWAY 165.0 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;
THENCE NORTH 26°48'30" WEST 79.0 FEET;
THENCE SOUTH 63°11'30" WEST 65.0 FEET;

THENCE SOUTH 12°36'12" EAST 81.48 FEET TO THE NORTH LINE OF THE STATE HIGHWAY;
THENCE NORTH 63°11'30" EAST ALONG SAID HIGHWAY 85.0 FEET TO THE TRUE POINT OF
BEGINNING.

B. BEGINNING AT THE NORTHEAST CORNER OF SAID WEST HALF OF TRACT 13;
THENCE SOUTH 89°46' WEST ALONG THE NORTH LINE OF TRACT 13, A DISTANCE OF 180.50 FEET;
THENCE SOUTH 0°23'45" EAST 120.0 FEET;
THENCE SOUTH 63°11'30" WEST 140.0 FEET;
THENCE SOUTH 0°23'45" EAST 305.97 FEET TO THE NORTHERLY LINE OF THE STATE HIGHWAY;
THENCE SOUTH 63°11'30" WEST ALONG SAID HIGHWAY 165.0 FEET;
THENCE NORTH 26°48'30" WEST 79.0 FEET TO THE TRUE POINT OF BEGINNING FOR THIS
DESCRIPTION;
THENCE CONTINUE NORTH 26°48'30" WEST 5.0 FEET;
THENCE SOUTH 63°11'30" WEST 65.0 FEET;
THENCE SOUTH 26°48'30" EAST 5.0 FEET;
THENCE NORTH 63°11'30" EAST 65.0 FEET TO THE TRUE POINT OF BEGINNING.

C. BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID TRACT 13, WITH THE NORTH
LINE OF THE
STATE HIGHWAY RUNNING THROUGH SAID TRACT 13;
THENCE NORTH 0°17'15" WEST ALONG THE WEST LINE OF SAID TRACT 13, A DISTANCE OF 323.10
FEET TO THE
TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;
THENCE NORTH 80°02' EAST 90.0 FEET;
THENCE NORTH 0°17'15" WEST 80.00 FEET;
THENCE SOUTH 80°02' WEST 90.0 FEET;
THENCE SOUTH 0°17'15" EAST 80.00 FEET TO THE TRUE POINT OF BEGINNING,

EXCEPT THAT PORTION CONVEYED TO ADOLF W. BUCK, ET UX, ET AL, BY QUIT CLAIM DEED
RECORDED FEBRUARY 18, 2016, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201602180063.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B":

THAT PORTION OF THE WEST HALF OF TRACT 13, "PLAT OF BURLINGTON ACREAGE PROPERTY",
ACCORDING TO THE PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT
COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF SAID TRACT 13;
THENCE SOUTH 89°46' WEST ALONG THE NORTH LINE OF SAID TRACT 13, 180.50 FEET;
THENCE SOUTH 0°23'45" EAST 120 FEET;

THENCE SOUTH 63°11'30" WEST 140.0 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE SOUTH 0°23'45" EAST 155.38 FEET;
THENCE SOUTH 19°38' EAST 135.94 FEET TO THE NORTHERLY LINE OF SECONDARY STATE HIGHWAY NO. 1-F;
THENCE SOUTH 62°11'30" WEST ALONG THE NORTH LINE OF SAID STATE HIGHWAY RIGHT OF WAY 50.0 FEET;
THENCE NORTH 23°25' WEST 114.53 FEET;
THENCE NORTH 0°23'45" WEST 226.18 FEET TO THE SOUTHERLY LINE OF A TRACT CONVEYED TO THE CITY OF BURLINGTON BY DEED RECORDED MAY 27, 1955, UNDER AUDITOR'S FILE NO. 518501;
THENCE ALONG SAID CITY OF BURLINGTON TRACT NORTH 80°02' EAST 45.41 FEET;
THENCE SOUTH 0°23'45" EAST 33.17 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

----- SPECIAL EXCEPTIONS -----

AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Electric Transmission line, together with right of ingress and egress over grantors adjoining property and including covenants against blasting without notice.

In Favor Of: Puget Sound Power and Light Company, a Washington corporation

Recorded: February 24, 1961

Auditor's No.: 604557

Affects: Parcel 1

AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: To lay, maintain, operate, relay and remove at any time a pipe or pipes, line or lines for the transportation of water

In Favor Of: Public Utility District No. 1 of Skagit County, Washington

Recorded: April 13, 1961

Auditor's No.: 606404

Affects: Parcel 1

AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Driveway purposes

In Favor Of: J. D. Bendtsen and Gretchen Bendtsen, his wife

Recorded: January 22, 1963

Auditor's No.: 631167

Affects: Parcel 1

COVENANT TO BEAR EQUAL SHARE OF THE COST OF THE CONSTRUCTION, MAINTENANCE OR REPAIR OF THE IMPROVEMENT HEREIN NAMED, EASEMENT FOR WHICH WAS GRANTED OVER LOCATION HEREIN DESCRIBED:

Recorded: January 22, 1963

Auditor's No.: 631167

Improvement: Surface water drain line and blacktop surfacing

Location: A portion of Parcel 1

COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN INSTRUMENT:

Recorded: February 18, 2016

Auditor's File No.: 201602180063

As follows:

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

Matters as disclosed by survey recorded November 14, 2002 under Auditor's File No. 200211140019, records of Skagit County, Washington.

(Affects portion of subject premises, just other lands)

LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF:

Recorded: May 13, 2014, March 24, 2016 and March 28, 2016

Auditor's File Nos.: 201405130006, 201603240038 and 201603280021

Title Notification - Special Flood Hazard Area and the terms and conditions thereof as recorded March 17, 2023 under Auditor's File No. 202303170001.