

**When recorded return to:**  
Quin Clements  
Corvus BUR LLC  
9706 4th Ave NE, Suite 300  
Seattle, WA 98115

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20251511  
May 19 2025  
Amount Paid \$36767.50  
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

Escrow No.: 620058627

**CHICAGO TITLE CO.**  
*422058627*

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Fisher Burlington Annex 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 Corvus BUR LLC, a Washington limited liability company

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

Tract A-2 of Short Plat No. BURL-1-83, approved February 10, 1984 and recorded February 14,  
1984, in Volume of Short Plats, page 218, under Auditor's File No. 8402140090; being a portion of  
Tract A of Plat of Fisher Commercial Park Div. No. 1, as per Plat recorded in Volume 13 of Plats,  
pages 82 and 83, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P82939 / 4462-000-007-0105

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: \_\_\_\_\_

Fisher Burlington Annex, LLC, a Washington limited liability company  
By: Fisher Companies, Inc., a Washington corporation, its Member

By: \_\_\_\_\_  
Dan Powers, Authorized Signer

By: *Robert Hayes*  
Robert Hayes, Authorized Signer

State of \_\_\_\_\_  
County of \_\_\_\_\_

This record was acknowledged before me by means of communication technology

on \_\_\_\_\_ by \_\_\_\_\_.

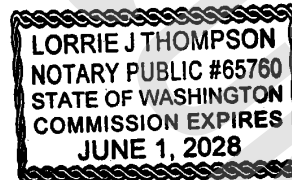
(electronic official  
stamp)

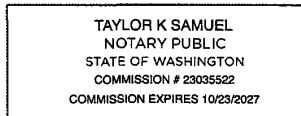
Notary Public  
My commission expires: \_\_\_\_\_

State of Washington  
County of Skagit

This record was acknowledged before me on May 14, 2025 by Robert Hayes as  
Authorized Signor Member, respectively, of Fisher Burlington Annex LLC.

*Lorrie J Thompson*  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 6-1-2028



**STATUTORY WARRANTY DEED**  
(continued)Dated: 05/15/2025Fisher Burlington Annex, LLC, a Washington limited liability company  
By: Fisher Companies, Inc., a Washington corporation, its MemberBy: Dan Powers  
Dan Powers, Authorized SignerBy: \_\_\_\_\_  
Robert Hayes, Authorized SignerState of Washington  
County of SnohomishThis record was acknowledged before me by means of communication technology  
on 05/15/2025 by Dan Powers(electronic official  
stamp)Taylor K. Samuel  
Notary Public  
My commission expires: 10/23/2027

State of \_\_\_\_\_

County of \_\_\_\_\_

This record was acknowledged before me on \_\_\_\_\_ by Robert Hayes as  
Authorized Signor Member, respectively, of Fisher Burlington Annex LLC.\_\_\_\_\_  
(Signature of notary public)  
Notary Public in and for the State of \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

Notarized remotely online using communication technology via Proof.

**EXHIBIT "A"**  
Exceptions

1. Relinquishment of access to State Highway Number 1 and of light, view and air by Deed:

Grantee: State of Washington  
Recording Date: June 18, 1979  
Recording No.: 502900

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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. B-5-79:

Recording No: 7908010003

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 the Plat of Commercial Park Div. No. 1:

Recording No: 8311090025

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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. BURL-1-83:

Recording No: 8402140090

5. Right to make necessary slopes for cuts or fills upon property herein described as granted or reserved in deed

Recording Date: March 20, 1984  
Recording No.: 8403200071

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company

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

Purpose: Electric transmission and/or distribution line  
 Recording Date: September 25, 1984  
 Recording No.: 8409250052  
 Affects: as described in said instrument

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company  
 Purpose: Electric transmission and/or distribution line  
 Recording Date: March 29, 1990  
 Recording No.: 9003290014

8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Survey:

Recording No: 200011130139

Said Survey was Amended on March 10, 2008 under recording number 200803100191 .

9. Agreement for Termination of Easements for Septic System and the terms and conditions thereof:

Recording Date: June 1, 2021  
 Recording No.: 202106010107

And Re-Recording Date: June 16, 2021  
 And Re-Recording No.: 202106160051  
 Reason: To add additional signature page and notary block

10. 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."

11. Assessments, if any, levied by the City of Burlington.
12. City, county or local improvement district assessments, if any.
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.