

AFTER RECORDING RETURN TO:  
Holmquist & Gardiner, PLLC  
Attn: Michael Gladstein  
1000 Second Ave, Suite 1770  
Seattle, WA 98104

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Lena Thompson  
Affidavit No. 20251836  
Date 06/13/2025

Reference Number of Related Document: N/A  
Grantors: Joseph F. Albanese and Bettye E. Albanese, husband and wife  
Grantees: Joseph F. Albanese and Bettye E. Albanese, Trustees of the Buena Ventura Trust dated  
May 6, 2025  
Abbreviated Legal: Units A101 and A102, Advantage Business Park Condominium  
Full Legal Description: See Page 1  
Parcel or Account Nos.: 4861-000-101-0000 P122965; and 4861-000-102-0000 P122966

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QUIT CLAIM DEED

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THE GRANTORS, JOSEPH F. ALBANESE and BETTYE E. ALBANESE, husband and wife, for and in consideration of **WAC EXEMPTION: 458-61A-211(2)(g) – transfer into a revocable trust**, and **no** other good and valuable consideration in hand paid, convey and quit claim to JOSEPH F. ALBANESE and BETTYE E. ALBANESE, as Trustees of the Buena Ventura Trust dated May 6, 2025, as GRANTEES, the following described real estate in equal shares:

Units A101 and A102, ADVANTAGE BUSINESS PARK CONDOMINIUM, a condominium, according to the Declaration thereof recorded June 1, 2005, under Auditor's File No. 200506010111, and Survey Map and Plans recorded June 1, 2005, under Auditor's File No. 200506010112, records of Skagit County, Washington.

Situate in Skagit County, Washington.

Tax Parcel Numbers: 4861-000-101-0000 P122965; and 4861-000-102-0000 P122966

Subject to: Restrictions, reservations and easements of record as more fully described in Chicago Title Company – Island Division Title Commitment IC38513, under Schedule B-001, which is attached hereto and made a part hereof as Exhibit A.

*[Signatures appear on following page.]*

Dated this 10 day of JUNE, 2025.

**GRANTORS:**

Joseph F. Albanese

Joseph F. Albanese

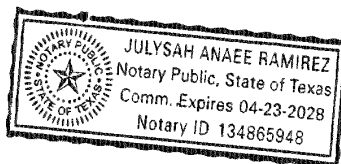
Betty E. Albanese

Betty E. Albanese

STATE OF Texas )  
 ) ss.  
COUNTY OF Travis )

I certify that I know or have satisfactory evidence that **Joseph F. Albanese** and **Betty E. Albanese**, husband and wife appeared before me and signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 10<sup>th</sup> day of June, 2025.



Julysah Anae Ramirez  
Julysah Anae Ramirez

(print or type name)

NOTARY PUBLIC in and for the State of

Texas, residing at 3501 N. Capital of TX Hwy STE 240

My Commission expires: 04-23-2028 Austin TX 78746

**EXHIBIT A****Title to the Property is Subject to the Following**

Order No.: IC38513

**SCHEDULE B-001**

1. Easement contained in Dedication of said Hopper Road Business Park Revised Binding Site Plan;  
For: All necessary slopes for cuts and fills and continued drainage of roads  
Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads and where water might take a natural course
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: November 16, 1994  
Auditor's No(s): 9411160131, records of Skagit County, Washington  
In favor of: City of Burlington  
For: Road right of way
3. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: December 4, 1996  
Auditor's No(s): 9612040092, records of Skagit County, Washington  
In favor of: PUD No. 1 Skagit Co.  
For: Water Lines and related rights
4. Easement delineated on the face of said Binding Site Plan;  
For: Utilities  
Affects: 10' parallel with city roads
5. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;  
Recorded: January 30, 2003  
Auditor's No(s): 200301300163, records of Skagit County, Washington  
Executed by: Port of Skagit County
6. Notes on the face of the Binding Site Plan as follows:
  - A. Any lot within this subdivision will become subject to impact fees payable upon issuance of a building permit.
  - B. Buyer should be aware this Binding Site Plan is located in the floodplain of the Skagit River and significant elevation may be required for the first floor of construction.

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7. Easement provisions contained on the face of said Binding Site Plan, as follows:

## EASEMENTS:

An easement is hereby granted to the City of Burlington, Public Utility District No. 1 of Skagit County, Puget Sound Energy, G.T.E., Cascade Natural Gas Corp., and TCI Cablevision of Washington, Inc. and their respective successors and assigns under and upon the exterior front boundary lines of all lots and tracts as shown hereon and other utility easements shown on the face of the Plat, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures, and appurtenances attached thereto. For the purpose of providing utility services to the subdivision and other property. Together with the right to enter upon the lots and tracts at all times for the purposes stated. With the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.

8. Easement provisions contained on the face of said Binding Site Plan, as follows:

## STORM WATER QUALITY AND DETENTION

- A. Storm water from Lots 1, 18, 19, 20 and 21 does not flow through the regional water Quality facilities. These lots will be required to provide their own water quality facilities all other lots have water quality facilities provided.
- B. Storm Water Detention is provided for all lots.
- C. Lot 23 contains a storm water control facility maintenance of this facility and any other improvements installed on this lot will be provided by the port of Skagit County or any successor in ownership of this Lot 23.

9. Easement provisions contained on the face of said Binding Site Plan, as follows:

## LANDSCAPE MAINTENANCE:

The "common maintenance areas" shall be maintained by the owner's association as defined in the "rescission of protective covenants and declaration of conditions, covenants and restrictions for Hopper Road Business Park", recorded under Auditor's File No. 200301300163 records of Skagit County, Washington.

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10. Notes on the face of said Advantage Business Park Condominium, as follows:

- A. Zoning – C-1, Commercial District.
- B. Access to stormwater facilities and sewer main manholes to remain unobstructed for inspection and maintenance of the system. Access roads are to be maintained for vehicle access. No alteration is allowed without City of Burlington approval.
- C. Certification, as contained herein, comprises the declaration of the surveyor's professional judgment. It does not constitute a warranty or a guarantee, express or implied; nor does it relieve any other party of his responsibility to abide by contract documents, applicable codes, standards, regulations, and ordinances.
- D. All lot/unit corners and the points of curvature are marked on the ground with a rebar and plastic plug marked "Summit 32169" unless noted otherwise.
- E. All units shall have an undivided interest in all common elements, maintenance, upkeep and repair of common elements and any facilities thereon shall be the responsibility of the condominium association.
- F. All driveways/parking spaces stormwater facilities and other utilities on this development are private. The condominium association shall be responsible for maintaining the said driveways/parking spaces and utilities.
- G. All dimensions are based on as-built measurements as of the date of declarant's execution hereof; is subject to change without notice and does not constitute covenants, conditions, restrictions, warranties or guarantees concerning use, design value or otherwise.
- H. All dimensions are to the outside surface of the wall.
- I. All lots on this condominium map are subject to development rights set forth in the declaration and may be added to the condominium.
- J. Parking spaces numbered 36-39 are "employee" parking spaces which may be allocated to units as limited common elements under Section 6.1.2. of the declaration.

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## 11. Easement provisions contained on the face of said Binding Site Plan, as follows:

An easement is hereby reserved for and granted to the City of Burlington, Puget Sound Energy, Verizon Telephone Co. of the Northwest, Cascade Natural Gas Corporation, U.S. Postal Service, AT&T Telecommunications Inc., and their respective successors and assigns under and upon the private roadways and utilities easements shown hereon, and along the route of the as built or yet to be built utility alignments, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures, and appurtenances attached thereto, for the purpose of providing utility services to the units within this development and other property as may be developed in association with expansions to this development. Together with the right to enter upon the units at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in this development or to the condominium association by the exercise of rights and privileges herein granted.

## 12. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;

Recorded: June 1, 2005

Auditor's No(s): 200506010110, records of Skagit County, Washington

Executed By: Advantage Business Park, L.L.C.

## 13. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium, but omitting any covenant or restrictions, if any, 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 law;

Recorded: June 1, 2005

Auditor's No.: 200506010111, records of Skagit County, Washington

- END OF SCHEDULE B-001 -