

**When recorded return to:**

The Grove Burlington, LLC, a Washington limited liability company  
422 Ridgedale Road  
Friday Harbor, WA 98250

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20251898

Jun 18 2025

Amount Paid \$64392.50  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

Chicago Title  
Commercial Services 500157378

Escrow No.: 500157378

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Burlington Boulevard Boys LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration and as part of an IRC Section 1031 Exchange in hand paid, conveys and warrants to The Grove Burlington, LLC, a Washington limited liability company

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

That portion of the East half of Tract 50, Plat of the Burlington Acreage property, according to the plat thereof recorded in volume 1 of plats, page 49, records of Skagit county, Washington, lying north of the Great Northern Railway right of way.

Except therefrom that portion of said property conveyed to The City of Burlington by deed recorded under recording number 9004130147.

Situate in the County of Skagit, State of Washington

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

Tax Parcel Number(s): P62644 / 3867-000-050-0005

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: 6/17/2025

Burlington Boulevard Boys LLC, a Washington limited liability company

BY:   
Parker Nicholson  
Member


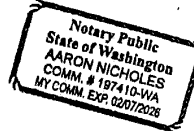

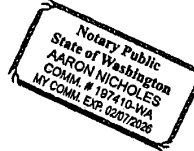
BY: \_\_\_\_\_  
Isaac Chamberlin  
Member

BY: \_\_\_\_\_  
Aaron Locke  
Member

**STATUTORY WARRANTY DEED**  
(continued)Dated: 6-18-25

Burlington Boulevard Boys LLC, a Washington limited liability company

BY: Parker Nicholson  
MemberBY: Isaac Chamberlin  
MemberBY: Aaron Locke  
Member

STATUTORY WARRANTY DEED  
(continued)State of WASHINGTON  
County of KINGThis record was acknowledged before me on 06.18.2025 by  
AARON LOCKEas MEMBER of  
BURLINGTON BOULEVARD BOYS, LLC  
(Signature of notary public)  
Notary Public in and for the State of WA  
My commission expires: 02.07.2026State of WASHINGTON  
County of KINGThis record was acknowledged before me on 06.18.2025 by  
ISAAC CHAMBERLINas MEMBER of  
BURLINGTON BOULEVARD BOYS, LLC  
(Signature of notary public)  
Notary Public in and for the State of WA  
My commission expires: 02.07.2026State of \_\_\_\_\_  
County of \_\_\_\_\_

This record was acknowledged before me on \_\_\_\_\_ by

as \_\_\_\_\_ of

(Signature of notary public)  
Notary Public in and for the State of \_\_\_\_\_  
My commission expires: \_\_\_\_\_

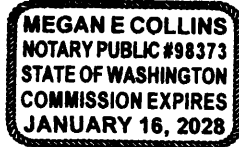
**STATUTORY WARRANTY DEED**  
(continued)

State of WA  
County of King

This record was acknowledged before me on 6/17/2025 by  
Parker Nicholson

as member of  
Durington Boulevard Boys LLC

(Signature of notary public)  
Notary Public in and for the State of WA  
My commission expires: 1/16/2028



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

This record was acknowledged before me on \_\_\_\_\_ by

as \_\_\_\_\_ of \_\_\_\_\_

(Signature of notary public)  
Notary Public in and for the State of \_\_\_\_\_  
My commission expires: \_\_\_\_\_

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

This record was acknowledged before me on \_\_\_\_\_ by

as \_\_\_\_\_ of \_\_\_\_\_

(Signature of notary public)  
Notary Public in and for the State of \_\_\_\_\_  
My commission expires: \_\_\_\_\_

**EXHIBIT "A"**  
Exceptions

1. Easement Agreement, and the terms and conditions thereof:

Recording Date: May 20, 1974  
Recording No.: 800146

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

In favor of: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line  
Recording Date: March 26, 1990  
Recording No.: 9003260083

3. Subject to:

A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$1,350,000.00  
Dated: February 3, 2025  
Trustor/Grantor: Burlington Boulevard Boys LLC, a Washington limited liability company  
Trustee: FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON, INC.  
Beneficiary: Padgett Family Company, LLC, a Washington Limited Liability Company  
and Dale A. Padgett, a single individual  
Recording Date: February 3, 2025  
Recording No.: 202502030063

4. 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.