

When recorded return to:

Burlington BBB Land, LLC
9464 Axlund Road
Lynden, WA 98264

400066-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252971

Sep 10 2025

Amount Paid \$48467.50

Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **JJMD Investments, LLC, a Washington Limited Liability Company and
JJMD Buildings, 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 **Burlington BBB Land, LLC, a Washington Limited Liability
Company**

their respective interests in the land and improvements, including a restaurant building, located on
the following described real estate, situated in the County of Skagit, State of Washington:

For Full Legal See Attached "Exhibit A"

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

Ptn SE NE, 19-35-4 E W.M.

Tax Parcel Number(s): 350419-1-012-0008/P36908

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record
including, but not limited to, those shown in Land Title Company's Preliminary Commitment No.
400066-LT.

Dated: September 9, 2025

(attached to Statutory Warranty Deed)

JJMD Investments, LLC, a Washington Limited Liability Company

By: _____

James J. Duffy, Member

JJMD Buildings, LLC, a Washington Limited Liability Company

By: _____

James J. Duffy, Member

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 9th day of Sept., 2025, by James J. Duffy, Member of JJMD Investments, LLC and James J. Duffy, Member of JJMD Buildings, LLC.

Signature

Title

My commission expires: 5-15-27

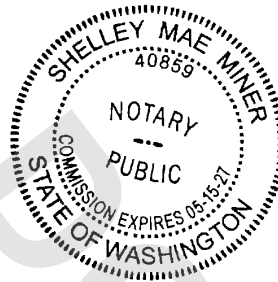


Exhibit A

That portion of the following described Parcels "A", "B" and "C" lying Southerly of an arc line described as follows:

BEGINNING at a point on the West line of Parcel "A" below described, 1,000 feet Northwesterly of the intersection of the centerlines of Cook Road and Interstate 5;
thence Easterly along the arc of a curve whose radius is 1,000 feet and whose central point is said intersection of the centerline of Cook Road and Interstate 5 to the Westerly line of the Sam Bell Road right of way and the terminus of this arc line.

Parcel "A"

Lot B, Short Plat No. 22-82, approved July 29, 1982, recorded July 29, 1982 in Book 6 of Short Plats, page 6, under Auditor's File No. 8207290006 and being a portion of the South 1/2 of the Northeast 1/4 of Section 19, Township 35 North, Range 4 East, W.M.

EXCEPTING therefrom the South 40 feet of the West 200 feet of said Lot B as measured along the West and South lines thereof;

TOGETHER WITH a non-exclusive easement for road across Regency Place as the same is shown on the face of said Short Plat No. 22-82.

Parcel "B"

That portion of the Southeast 1/4 of the Northeast 1/4 of Section 19, Township 35 North, Range 4 East, W.M., described as follows:

BEGINNING at a point on the Westerly line of what is commonly known as the S.L. Bell Road, as said road existed on August 9, 1920, where said Westerly line intersects the North line of said subdivision;
thence West along the said North line, 436 feet;
thence Southerly and Easterly parallel with the Westerly line of the above mentioned S.L. Belt Road, 500 feet;
thence Easterly at right angles to a point on the Westerly line of said S.L. Bell Road that is 500 feet Southeasterly as measured along said road, from the POINT OF BEGINNING;
thence Northerly and Westerly along said Westerly line, 500 feet to the POINT OF BEGINNING;

Parcel "C"

That portion of the Southeast 1/4 of the Northeast 1/4 of Section 19, Township 35 North, Range 4 East, W.M., described as follows:

BEGINNING at the Northeast corner of said subdivision;
thence North $87^{\circ}32'12''$ West along the North line of said subdivision 711.36 feet to the West right of way line of Old 99 Highway;
thence South $5^{\circ}37'37''$ East along said highway right of way, 500 feet to the TRUE POINT OF BEGINNING;
thence North $87^{\circ}32'12''$ West, 436.0 feet;

thence South $81^{\circ}47'07''$ East, 444.57 feet to the West line of Old 99 Highway;
thence North $5^{\circ}37'37''$ West along said line, 45.00 feet to the TRUE POINT OF BEGINNING;

EXCEPTING from the above described "Tract X"

Tract "X"

BEGINNING at a point on the West line of said Lot B, Short Plat 22-82, 1,000.00 feet Northwesterly of the intersection of the centerlines of Cook Road and Interstate 5;
thence South $20^{\circ}11'00''$ East along said West line of Lot B, Short Plat No. 22-82 for a distance of 176.63 feet to an angle point on said West line;
thence South $37^{\circ}46'43''$ East along said West line for a distance of 370.32 feet, more or less, to the Northwesterly corner of the South 40 feet of the West 200 feet of said Lot B (as measured along the West and South lines thereof);
thence North $52^{\circ}13'17''$ East along the Northerly line of said South 40 feet of the West 200 feet for a distance of 200.00 feet to the Northeasterly corner thereof;
thence South $37^{\circ}46'43''$ East along the Easterly line of said South 40 feet of the West 200 feet, or Easterly line extended, for a distance of 74.53 feet;
thence North $15^{\circ}04'59''$ West for a distance of 128.79 feet to a point of curvature;
thence along the arc of said curve to the right, concave to the East, having a radius of 530.00 feet, through a central angle of $30^{\circ}08'06''$ an arc distance of 278.76 feet, more or less, to a cusp on a non-tangent curve (being the North line of the above described parcel);
thence along the arc of said curve to the left, concave to the South, having an initial tangent bearing of North $77^{\circ}23'34''$ West, a radius of 1,000.00 feet, through a central angle of $12^{\circ}52'10''$, an arc distance of 224.61 feet, more or less, to the East line of said Lot B, Short Plat 22-82;
thence continue along said curve to the left having a radius of 1,000.00 feet, through a central angle of $13^{\circ}36'21''$ an arc distance of 237.47 feet, more or less, to the POINT OF BEGINNING.

AND ALSO EXCEPT that portion of Lot B, Short Plat No. 22-82, approved July 29, 1982 and recorded July 29, 1982 in Book 6 of Short Plats, page 6, under Auditor's File No. 8207290006 and being a portion of the South 1/2 of the Northeast 1/4 of Section 19, Township 35 North; Range 4 East, W.M., being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot B, Short Plat No. 22-82, also being the Northeast corner of Lot 3, Skagit County Binding Site Plan No. PL-04- 0916, approved April 14, 2005 and recorded April 20, 2005, under Skagit County Auditor's File No. 200504200093;
thence along the Northerly and Northeasterly line of said Lot 3 (being the common line with said Lot B, Short Plat No. 22-82) South $84^{\circ}24'30''$ West for a distance of 53.05 feet to a point of curvature;

thence along the arc of said curve to the right concave to the Northeast, having a radius of 100.00 feet through a central angle of $24^{\circ}02'00''$, an arc distance of 41.95 feet to an angle point on said North line;
thence South $24^{\circ}37'28''$ West for a distance of 37.67 feet to a point on a non-tangent curve;
thence along the arc of said curve to the right, concave to the Northeast, having an initial tangent bearing of North $65^{\circ}22'32''$ West, a radius of 118.60, through a central angle of $27^{\circ}35'49''$, an arc distance of 57.12 feet to a point of tangency;
thence North $37^{\circ}46'43''$ West for a distance of 40.40 feet;
thence leaving said Northerly and Northeasterly line of Lot 3 North $52^{\circ}28'45''$ East for a distance of 206.13 feet, more or less, to the Easterly line of said Lot B, Short Plat No. 22-82 at a point bearing North $5^{\circ}35'30''$ West from the POINT OF BEGINNING;

thence South 5°35'30" East along said Easterly line for a distance of 158.63 feet, more or less, to the
POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.

Right to Manage Natural Resource Lands Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County resident's notification of the County's recognition and support of the right to manage Natural Resource Lands, e.g., farm and forest lands.

Skagit County Code 14.38.030(2) requires, in specified circumstances, recording of the following disclosure in conjunction with the deed conveying the real property:

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 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.

Washington State Law at RCW 7.48.305 also establishes that:

...agricultural activities conducted on farmland and forest practices, if consistent with good agricultural and forest practices and established prior to surrounding nonagricultural and nonforestry activities, are presumed to be reasonable and shall not be found to constitute a nuisance unless the activity or practice has a substantial adverse effect on public health and safety. ...An agricultural activity that is in conformity with such laws and rules shall not be restricted as to the hours of the day or day or days of the week during which it may be conducted.