

When recorded return to:
1350 BURL BLVD, LLC
12708 Leatherwood Lane
Bow, WA 98232



Skagit County Auditor \$74.00
8/29/2014 Page 1 of 3 3:56PM

Recorded at the request of:

File Number: 107837

Statutory Warranty Deed

107837-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR John A. Behel, as Trustee of the John A. and Pauline R. Behel Revocable Trust, dated November 24, 1997 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE 1350 BURL BLVD, LLC a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Ptn. of Lot 2, BSP #2-95, Cascade Place/Cascade Meadows

For Full Legal See Attached Exhibit "A"

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P108341, 8008-000-002-0000

2014 3725
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated 8-28-2014

AUG 29 2014

John A. and Pauline R. Behel Revocable Trust, dated November 24, 1997

Amount Paid \$ 805.00
Skagit Co. Treasurer
By MF Deputy

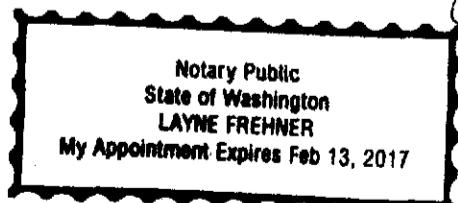
John A. Behel, Trustee
By John A Behel, Trustee

Pauline R. Behel, Trustee
By: Pauline R. Behel, Trustee

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that John A. Behel and Pauline R. Behel is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Trustee of John A. and Pauline R. Behel Revocable Trust, dated November 24, 1997, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 8-28-14



Notary Public in and for the State of Washington
Residing at Washington
My appointment expires: 2-13-17

EXHIBIT A

Lot 2, of Binding Site Plan No. 2-95 of Cascade Place/Cascade Meadows, approved January 18, 1996, recorded January 18, 1996, in Volume 12 of Short Plats, pages 66-68, under Auditor's File No. 9601180033, records of Skagit County, Washington; being a portion of the Southwest 1/4 of the Southwest 1/4 of Section 5, Township 34 North, Range 4 East, W.M..

EXCEPT that portion conveyed to City of Burlington under Auditor's File No. 9806170081, lying Northwesterly of the following described line:

Commencing at the Northeast corner of said Lot 2: thence North 89 degrees 28'22" West, along the North line of said Lot 2, a distance of 159.15 feet to the intersection with Southeasterly edge of an existing concrete sidewalk and the true point of beginning; thence Westerly and Southerly along said Southeasterly edge, 40 feet, more or less to a point on the West line of said Lot 2 which lies North 0 degrees 37'19" West 100.80 feet from the Southwest corner of said Lot 2 and the terminus of this line description.

J. A. Behel
P. R. Behel



201408290223

Skagit County Auditor

8/29/2014 Page

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\$74.00
3:56PM

Exhibit B

EXCEPTIONS:

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name Binding Site Plan No. 2-95 of Cascade Place/Cascade Meadows
Recorded: January 18, 1996
Auditor's No.: 9601180033

B. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Marvin and Laron Hamilton
Recorded: January 18, 1996
Auditor's No.: 9601180067

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Burlington
Dated: March 25, 1998
Recorded: March 27, 1998
Auditor's No.: 9803270190
Purpose: Utility
Area Affected: Northerly and Northwesterly line of Lot 2

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Owners of Lots 2, 3, 4, 5 and 6
Dated: March 25, 1998
Recorded: March 27, 1998
Auditor's No.: 9803270191
Purpose: Signage
Area Affected: An 8.50 foot by 25.00 foot portion of West line of Lot 2

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company

