

AFTER RECORDING, RETURN TO:

STOEL RIVES, LLP
600 University Street, Suite 3600
Seattle, WA 98101
Attn: Marjji Padden



Skagit County Auditor \$76.00
3/24/2017 Page 1 of 4 10:26AM

GUARDIAN NORTHWEST TITLE CO.

STATUTORY WARRANTY DEED

113427

GRANTOR: **ROWLAND, Gael M.
ROWLAND, Geraldine**

GRANTEE: **PACIFIC WOODTECH CORPORATION**

ABBREVIATED LEGAL: **LOT 23 AND 26, AMENDED PLAT OF BURLINGTON HILL
BUSINESS PARK PH.2, BSP**
(Full legal description on Page 1)

TAX PARCEL NO(S): **P117843 / 8029-000-023-0000
P117844 / 8029-000-026-0000**

THE GRANTORS, **GAEL M. ROWLAND** and **GERALDINE ROWLAND**, husband and wife, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00, and other good and valuable consideration in hand paid, convey and warrant to **PACIFIC WOODTECH CORPORATION**, a Washington corporation, the following described real estate, situated in the City of Burlington, County of Skagit, State of Washington:

LOTS 23 AND 26, "AMENDED PLAT OF LOTS 19, 21, 23 AND 26, AND OF TRACT "A", BURLINGTON HILL BUSINESS PARK PHASE II BINDING SITE PLAN," RECORDED SEPTEMBER 15, 2000, UNDER AUDITOR'S FILE NO. 200009150127, RECORDS OF SKAGIT COUNTY, WASHINGTON; AND BEING A PORTION OF THE SOUTH 1/2 OF SECTION 29, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.

SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO those exceptions identified on Exhibit A attached hereto and incorporated herein by reference.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20171143

MAR 24 2017

Statutory Warrany Deed
91263613.1 0030424-00036

Page 1

Amount Paid \$ 10,293.⁴⁰
Skagit Co. Treasurer
By *mlm* Deputy

24 IN WITNESS WHEREOF, Grantors have executed this Statutory Warranty Deed the
00~~th~~ day of March, 2017.

GR
GR

GRANTORS:

Gael M. Rowland
GAEL M. ROWLAND

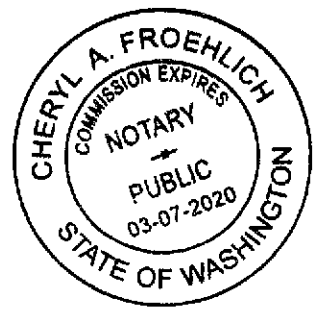
Geraldine Rowland
GERALDINE ROWLAND

STATE OF WASHINGTON)

COUNTY OF Skagit)

On this day personally appeared before me **Gael M. Rowland** and **Geraldine Rowland**, to me known to be the persons described in and who executed the within and foregoing Statutory Warranty Deed, and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 20 day of March, 2017.



Cheryl A. Froehlich

NOTARY PUBLIC for the State of Washington

Print Name: Cheryl A. Froehlich

Residing at 2610 Woolly

My commission expires: 3/7/20

EXHIBIT A
to
STATUTORY WARRANTY DEED

PERMITTED EXCEPTIONS

1. Reservations, provisions and/or exceptions contained in instrument:

Executed by: Glacier Park Company, a Delaware corporation
Recorded: December 21, 1989
Auditor's No: 8912210037

Reserving unto themselves, their successors and assigns, all ores and minerals, etc.

Said reservation of mineral rights has been deeded to Meridian Oil, Inc., a Delaware Corporation by Auditor's File No. 9104110021.

2. Any and all offers of Dedications, Conditions, Restrictions, Easements, fence line/boundary discrepancies, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short survey:

Name: Burlington Hill Business Park, Phase II Binding Site Plan
Recorded: October 29, 1997
Auditor's No: 9710290033

3. Agreement, and the terms and provisions thereof:

Between: City of Burlington, State of Washington
And: Burlington Hill Properties, a Washington partnership
Dated: October 20, 1997
Recorded: October 29, 1997
Auditor's No: 9710290035
Regarding: Concomitant Rezone Agreement and Covenant

4. Protective covenants, easements and/or assessments, but omitting Restrictions, if any, based on race, color, religion or national origin:

Dated: October 20, 1997
Recorded: October 29, 1997
Auditor's No: 9710290036
Executed By: Jerry Walton, Daniel R. Madlung and Burlington Hill Business Park

Above covenants, conditions and restrictions were amended by the Following:

Recorded: July 1, 2005
Auditor's No: 200507010021

5. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey:

Name: Amended Plat of Lots 19, 21, 23 and 26 and of
Tract A Burlington Hill Business Park Phase II
Recorded: September 15, 2000
Auditor's No: 200009150127