



201902270073

02/27/2019 02:23 PM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

After Recording Return To:

FOURTH AMENDMENT TO CONDOMINIUM DECLARATION CONTAINING
COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS FOR QUANTUM
BUSINESS PARK CONDOMINIUM

Reference Nos.: 200908070064 (Declaration)
201008130096 (First Amendment to Declaration)
201505060085 (Second Amendment to Declaration)
201601040098 (Third Amendment to Declaration)

GRANTOR: QUANTUM BUSINESS PARK CONDOMINIUM
QUANTUM BUSINESS PARK CONDOMINIUM ASSOCIATION
QUANTUM BUSINESS PARK, LLC, a Washington limited liability
company

GRANTEE: THE PUBLIC
QUANTUM BUSINESS PARK CONDOMINIUM
QUANTUM BUSINESS PARK CONDOMINIUM ASSOCIATION

Abbreviated Legal: QUANTUM BUSINESS PARK CONDOMINIUM, RECORDED
UNDER AF#200908070065; PTN of LOTS 1- 3 SHORT PLAT 94-002,
REC AT AF#9406230071; S3, T34N, R2E, W.M.

Assessor's Tax Parcel Nos.: P130385; P130381; P130811; P130310; P130389;
P130391; P130311; P130393; P132687; P130386;
P130387; P130390; P130312; P130314; P130307
P130309; P130308

Quantum Business Park Condominium, (the "Condominium") is a condominium as described in Skagit County Auditor's File Number 200908070065 and as amended by that certain First Amendment to the Survey Map and Plans for Quantum Business Park Condominium, as recorded under Skagit County Auditor's File Number 201505060086 (the "Survey Map and

Plans”). The Condominium is subject to that certain Condominium Declaration Containing Covenants, Conditions, Restrictions and Reservations for Quantum Business Park Condominium, as recorded under Skagit County Auditor’s File Number 200908070064 and as amended by that certain First Amendment to Declaration for Quantum Business Park Condominium, as recorded under Skagit County Auditor’s File Number 201008130096, and as amended by that certain Second Amendment to Declaration for Quantum Business Park Condominium, as recorded under Skagit County Auditor’s File Number 201505060085, and as amended by that certain Third Amendment to Declaration for Quantum Business Park Condominium, as recorded under Skagit County Auditor’s File Number 201601040098 (the “Declaration”).

QUANTUM BUSINESS PARK CONDOMINIUM ASSOCIATION, a Washington non profit corporation and the owners of QUANTUM BUSINESS PARK CONDOMINIUM hereby amend the Condominium Declaration Containing Covenants, Conditions, Restrictions and Reservations for Quantum Business Park Condominium, (the “Declaration”) as follows:

The following new paragraph shall be added to the end of Section 9.1.1 “Commercial Use” of the Declaration:

The Units may be used for the cultivation, growing, production, and processing of cannabis by a Washington State Liquor and Cannabis Board licensed producer and/or processor as long as such activities are legal under the law of Washington State. The retail sale of cannabis and/or cannabis related products shall be prohibited. Any signage advertising cannabis and/or cannabis related products shall be prohibited.

The following new paragraph shall be added to the end of Section 9.1.8 “Offensive or Illegal Activity” of the Declaration:

The Board may determine, in the Board’s sole and absolute discretion, that an activity or condition violates the terms of Section 9.1.8. After such a determination, the Board may proceed with any enforcement action as the Board determines. Without limiting the generality of the foregoing, an activity shall be considered to be “smelly” if the odor can be detected at any location outside of the Unit or within a Common Element.

This Fourth Amendment to the Condominium Declaration Containing Covenants, Conditions, Restrictions and Reservations for Quantum Business Park Condominium, has been approved by the QUANTUM BUSINESS PARK CONDOMINIUM ASSOCIATION pursuant to and in compliance with the requirements of the Declaration by the affirmative vote of the number of Unit Owners required by the Declaration at a properly and timely noted meeting of the QUANTUM BUSINESS PARK CONDOMINIUM ASSOCIATION.


IN WITNESS THEREOF the parties have caused this Agreement to be executed effective as of the 27th day of February, 2019.

QUANTUM BUSINESS PARK
CONDOMINIUM ASSOCIATION

By 
DANIEL H. FOLKERS
Its President


OWNERS
QUANTUM BUSINESS PARK, LLC

By 
DANIEL H. FOLKERS
Its Member

By 
BETH A. FOLKERS
Its Member

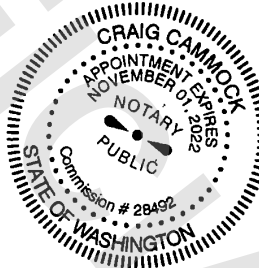
OWNERS


MICHAEL BALDWIN


KARIN BALDWIN

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I hereby certify that I know or have satisfactory evidence that DANIEL H. FOLKERS is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument, and acknowledged it as the President of QUANTUM BUSINESS PARK CONDOMINIUM ASSOCIATION, to be the free and voluntary act of said party for the uses and purposes mentioned in the instrument.



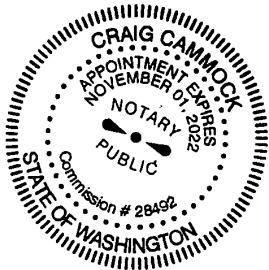
Dated: 2-27-19

(Signature)
NOTARY PUBLIC
CRAIG CAMMOCK

Print Name of Notary
My appointment expires: 11-1-2022

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I hereby certify that I know or have satisfactory evidence that DANIEL H. FOLKERS is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument, and acknowledged it as a Member of QUANTUM BUSINESS PARK, LLC, a Washington Limited Liability Company, to be the free and voluntary act of said party for the uses and purposes mentioned in the instrument.



Dated: 2-27-19

(Signature)
NOTARY PUBLIC
CRAIG CAMMOCK

Print Name of Notary
My appointment expires: 11-1-2022

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I hereby certify that I know or have satisfactory evidence that BETH A. FOLKERS is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument, and acknowledged it as a Member of QUANTUM BUSINESS PARK, LLC, a Washington Limited Liability Company, to be the free and voluntary act of said party for the uses and purposes mentioned in the instrument.



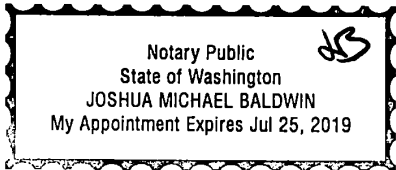
Dated: 2-27-19

(Signature)
NOTARY PUBLIC
CRAIG CAMMOCK

Print Name of Notary
My appointment expires: 11-11-2022

STATE OF WASHINGTON)
) ss
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that MICHAEL BALDWIN is the person who appeared before me and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.



Dated: 2-27-19

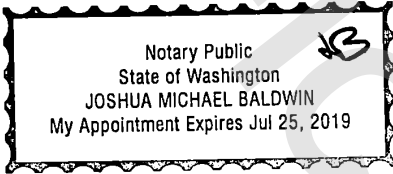
(Signature)
NOTARY PUBLIC
Joshua M. Baldwin

Print Name of Notary
My appointment expires: July 25, 2019

STATE OF WASHINGTON)
) ss
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that KARIN BALDWIN is the person who appeared before me and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 2-27-19



[Handwritten Signature]
(Signature)

NOTARY PUBLIC

Joshua M Baldwin

Print Name of Notary

My appointment expires: July 25, 2019