



201903050050

03/05/2019 01:55 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

When recorded return to:

Burlington Blvd Partners LLC
1854 S. Burlington Boulevard
Burlington, WA 98284

GUARDIAN NORTHWEST TITLE CO.

STATUTORY WARRANTY DEED 18-1286

THE GRANTOR(S) Business Bank of Skagit County DBA SaviBank, 1854 S. Burlington Boulevard, Burlington, WA 98284,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Burlington Blvd Partners LLC, a Washington Limited Liability Company

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Lot B of B-D-M Binding Site Plan

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): P122960 & 8057-000-002-0000

Dated: 2-27-19

Business Bank of Skagit County DBA SaviBank

By: [Signature]
Andy Hunter, President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019798
MAR 05 2019

Amount Paid \$ 30,406.⁰⁰
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Andy Hunter is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the President of Business Bank of Skagit County DBA SaviBank to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 2-27-19


Signature

Katie E Hickok
Title

My appointment expires: 1-7-23

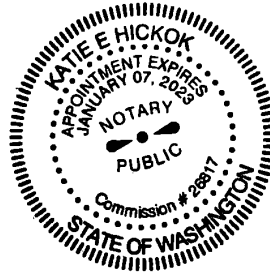


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 1854 S. Burlington Boulevard, Burlington, WA 98284
Tax Parcel Number(s): P122960 & 8057-000-002-0000

Property Description:

Tract B, City of Burlington Binding Site Plan labeled "B-D-M Binding Site Plan", approved May 23, 2005 and recorded May 26, 2005 as Auditor's File No. 200505260114, records of Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

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EXHIBIT B

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1. Easement, affecting a portion of subject property for the purpose of anchor with wires and fixtures including terms and provisions thereof granted to Pacific Telephone and Telegraph Company recorded 04/08/1927 as Auditor's File No. 203675
2. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors on 06/14/1988 and recorded 06/20/1988, as Auditor's File No. 8806200041.
3. Easement, affecting a portion of subject property for the purpose of slope and road improvement including terms and provisions thereof granted to City of Burlington recorded 01/19/2001 as Auditor's File No. 200101190085.

Said Easement is a re-recording of document recorded as Auditor's File No. 2000011220097.
4. Easement, affecting a portion of subject property for the purpose of utility systems for purposes of transmission, distribution and sale of electricity including terms and provisions thereof granted to Puget Sound Energy recorded 03/21/2005 as Auditor's File No. 200503210116
5. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named B-D-M Binding Site Plan recorded 05/26/2005 as Auditor's File No. 200505260114.
6. Easement, affecting a portion of subject property for the purpose of water and communication lines including terms and provisions thereof granted to Public Utility District No. 1 of Skagit County recorded 12/08/2005 as Auditor's File No. 200512080035
7. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by BDM LLC, dated 01/7/2006, recorded 01/13/2006 as Auditor's File No. 200601130144.
8. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named ALTA Survey recorded 2/1/2019 as Auditor's File No. 201902010045.

Statutory Warranty Deed
LPB 10-05

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