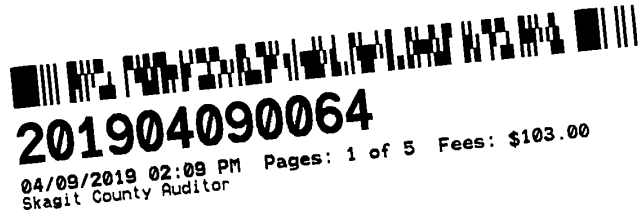


After recording, return to:

Gull Industries, Inc.
c/o Perkins Coie LLP
Attn: Serena Carlsen
1201 Third Avenue, Suite 4900
Seattle, WA 98101



DOCUMENT
TITLE:

19-1594
GUARDIAN NORTHWEST TITLE CO.

STATUTORY WARRANTY DEED

GRANTOR:

BDM PROPERTIES, LLC, a Washington limited liability company, as to a 60% interest and COLONEL F. BETZ, a married man, as his sole and separate property, as to a 40% interest

GRANTEE:

GULL INDUSTRIES, INC., a Washington corporation

ABBREVIATED

LEGAL DESCRIPTION: Parcel "C" of Burlington BSP "B-D-M-Binding Site Plan"

Additional or complete legal description is on page 2 of document.

ASSESSOR'S PROPERTY TAX

PARCEL ACCOUNT NUMBER(S): P122961 (8057-000-003-0000)

STATUTORY WARRANTY DEED

THE GRANTOR, BDM PROPERTIES, LLC, a Washington limited liability company, as to a 60% interest and COLONEL F. BETZ, a married man, , as his sole and separate property, as to a 40% interest, as tenants in common, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration and as part of an I.R.C. Section 1031 Tax-Deferred Exchange, in hand paid, conveys and warrants to GULL INDUSTRIES, INC., a Washington corporation ("Grantee"), the following described real property in the County of Skagit, State of Washington, subject only to the matters described in Schedule 1 attached.

The Land referred to herein below is situated in the County of Skagit, State of Washington, and is described as follows:

PARCEL "C" OF CITY OF BURLINGTON BINDING SITE PLAN LABELED "B-D-M-BINDING SITE PLAN", APPROVED MAY 23, 2005 AND RECORDED MAY 26, 2005 AS SKAGIT COUNTY AUDITOR'S FILE NO. 200505260114.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, PARKING AND UTILITIES AS ESTABLISHED BY DOCUMENT RECORDED MAY 13, 2006 AS AUDITOR'S FILE NO. 200601130144.

Dated: April 9, 2019

GRANTOR:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20191256
APR 09 2019
Amount Paid \$69,959.00
Skagit Co. Treasurer
By mem Deputy

BDM PROPERTIES, LLC, a Washington limited liability company

By: [Signature]
Name: Dan R. M. Fadel
Title: Managing Member

[Signature]
COLONEL F. BETZ, a married man, as his sole and separate property

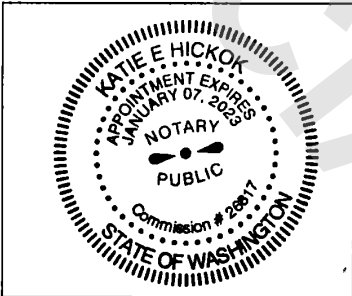
STATE OF WASHINGTON)
) ss.
COUNTY OF Skagit)

On this 8th day of April, 2019, before me personally appeared Daniel R. Mitzel, to me known to be the Managing Member of the limited liability company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said instrument.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

[Handwritten Signature]

(Signature of officer)
Notary Public in and for the State of
Washington, residing at W. Vernon
My commission expires: 1-7-23



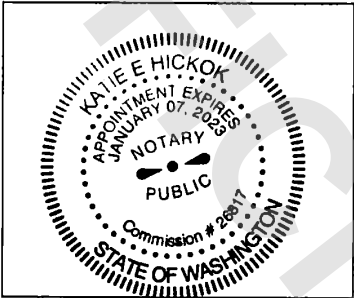
(Use this space for notarial stamp/seal)

STATE OF WASHINGTON)
) ss.
COUNTY OF Skagit)

On this day personally appeared before me COLONEL F. BETZ, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal this 8th day of April, 2019.

[Handwritten Signature]

(Signature of officer)
Notary Public in and for the State of
Washington, residing at Willernon
My commission expires: 1-7-23



(Use this space for notarial stamp/seal)

SCHEDULE 1

PERMITTED EXCEPTIONS

1. 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 January 19, 2001 as Auditor's File No. 200101190085.
Affects: Access Easement only.
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, recorded March 21, 2005, as Auditor's File No. 200503210116
3. 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 May 26, 2005 as Auditor's File No. 200505260114.
4. Easement, affecting a portion of subject property for the purpose of waterlines including terms and provisions thereof granted to Public Utility District No. 1 recorded December 8, 2005 as Auditor's File No. 200512080035
5. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by BDM LLC, recorded January 13, 2006 as Auditor's File No. 200601130144.
6. General Taxes:
Year: 2019
Amount Billed: \$27,655.34
Amount Paid: \$13,827.72
Tax Account No.: P122961 (8057-000-003-0000)
Said taxes will not become delinquent if paid on or before October 31st
7. Matters disclosed by an unrecorded ALTA Survey dated March 26, 2019 and prepared by Sound Development Group, as Job No. 19015, and submitted with the application for title insurance.