

CTI 202206 NCS

When recorded return to:
Sage-Cambridge Apartments LLC,
9505 19th Ave SE, Suite 118
Everett, WA 98208

Filed for record at the request of:



1142 Broadway, Suite 200
Tacoma, WA 98402

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3644

Sep 14 2020

Amount Paid \$59553.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Escrow No.: 202206-NCS

STATUTORY WARRANTY DEED

THE GRANTOR(S) Three Cedars LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Sage-Cambridge Apartments LLC, a Washington limited liability
company

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Lot 3, Skagit County Short Plat No. BU-3-78

Tax Parcel Number(s): P62642/3867-000-049-2708

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: September 9, 2020

Three Cedars LLC,
a Washington limited liability company

BY: [Signature]
John G. Wickstrand
Manager

State of California
County of San Diego

I certify that I know or have satisfactory evidence that John Gregory Wickstrand 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 Manager of Three Cedars LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: September 11, 2020

[Signature]
Name: D. DuPlain
Notary Public in and for the State of CA
Residing at: San Diego
My appointment expires: Aug 25, 2021



EXHIBIT "A"
Legal Description

405-475 South Norris St, Burlington, WA 98233

For APN/Parcel ID(s): P62642 / 3867-000-049-2708

Tract 3 of CITY OF BURLINGTON SHORT PLAT NO. 78-3, as approved September 19, 1978, and recorded November 17, 1978, in Volume 3 of Short Plats, page 42, under Auditor's File No. 891506, records of Skagit County, Washington; being a portion of the East Half of Tract 49, Plat of Burlington Acreage Property, according to the plat thereof recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

SPECIAL EXCEPTIONS

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & Light Company
Purpose: Underground Electric transmission and/or distribution line
Recording Date: January 18, 1991
Recording No.: 9101180068
2. Relinquishment of all existing, future, or potential easements for access, light, view, and air AND of all rights of ingress, egress and regress to, from, and between said premises and the highway (or highways) constructed on lands conveyed by Deed, including the terms, covenants and provisions thereof

Recording Date: April 4, 1970
Recording No.: 502171
3. Relinquishment of all existing, future, or potential easements for access, light, view, and air AND of all rights of ingress, egress and regress to, from, and between said premises and the highway (or highways) constructed on lands conveyed by Deed, including the terms, covenants and provisions thereof

Under: Superior Court Cause No. 32877
4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Skagit County Short Plat No. BU-3-78:

Recording No: 891506
5. Any rights, interests, or claims which may exist or arise by reason of matters disclosed by survey,

Recording Date: August 10, 2016
Recording No.: 201608100073
6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
11. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.