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Pages: 1 of 4 Fees: \$206.50  
Skagit County Auditor, WA

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02/11/2022 02:57 PM Pages: 1 of 4 Fees: \$206.50  
Skagit County Auditor, WA

**AFTER RECORDING MAIL TO:**

WHC Uptown Studios, LLC and 11th Street Ventures, LLC  
640 Alverson Blvd  
Everett, WA 98201

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2022-518  
Feb 11 2022  
Amount Paid \$41180.56  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**

Escrow No. 22010010LC  
Title Order No. 620050599

CHICAGO TITLE  
620050599

**THE GRANTOR(S)** Grandview North, LLC, a Washington limited liability company

for and in consideration of Ten Dollars and other good and valuable consideration

in hand paid, conveys, and warrants to 11<sup>th</sup> Street Ventures, LLC, a Washington limited liability company a 15.48% undivided interest and WHC - Uptown Studios, LLC, a Washington limited liability company a 20.52% undivided interest

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

see attached Exhibit A for full legal description

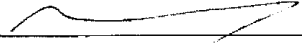
**Abbreviated Legal:** (Required is full legal not inserted above) Lot(s): Ptn 42, Burlington Acreage Property

**Tax Parcel Number(s):** P62568/P62569

**Subject to:** All easements, restrictions, reservations, conditions, covenants and agreements of record, if any, along with those delineated in Preliminary Title Commitment 620050599, issued by Chicago Title Insurance Company; as attached hereto Exhibit B

**Dated:** February 9, 2022

Grandview North, LLC, a Washington limited liability company

BY:   
Scott T Wammack, Manager

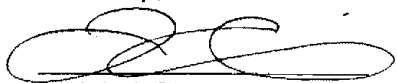
State of Washington

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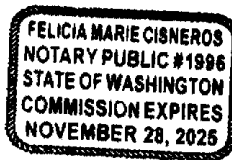
County of Snohomish

I certify or have satisfactory evidence that Scott T. Wammack 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 Manager of Grandview North, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

**Dated:** 2/10/2022



Felicia Marie Cisneros  
Notary Public in and for the State of Washington  
residing at Arlington  
My Commission Expires: 11/28/25



**EXHIBIT "A"**  
Legal Description

**PARCEL A:**

THE WEST HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE EAST HALF OF LOT 43, PLAT OF THE BURLINGTON ACREAGE PROPERTY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THAT PORTION CONVEYED TO THE CITY OF BURLINGTON BY DEED DATED JANUARY 20, 1958, AND RECORDED SEPTEMBER 24, 1958, UNDER AUDITOR'S FILE NO. 585859, RECORDS OF SKAGIT COUNTY, WASHINGTON;

AND EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;  
THENCE SOUTH 02°14'09" WEST A DISTANCE OF 67.30 FEET;  
THENCE NORTH 88°21'40" WEST A DISTANCE OF 311.62 FEET, MORE OR LESS, TO THE WEST LINE OF SAID SUBDIVISION;  
THENCE NORTH 02°12'45" EAST A DISTANCE OF 68.32 FEET;  
THENCE EAST ALONG THE NORTH LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING.

**PARCEL B:**

THAT PORTION OF THE WEST HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE EAST HALF OF SAID LOT 43, PLAT OF THE BURLINGTON ACREAGE PROPERTY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON;

BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;  
THENCE SOUTH 02°14'09" WEST A DISTANCE OF 67.30 FEET;  
THENCE NORTH 88°21'40" WEST A DISTANCE OF 311.62 FEET, MORE OR LESS, TO THE WEST LINE OF SAID SUBDIVISION;  
THENCE NORTH 02°12'45" EAST A DISTANCE OF 68.32;  
THENCE EAST ALONG THE NORTH LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING;

AND THE WEST HALF OF THAT PORTION OF THE NORTH HALF OF THE EAST HALF OF LOT 43, PLAT OF THE BURLINGTON ACREAGE PROPERTY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;  
THENCE WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION TO THE SOUTHWEST CORNER THEREOF;  
THENCE NORTH 18.4 FEET;  
THENCE EAST TO A POINT 20.2 FEET NORTH OF THE POINT OF BEGINNING;  
THENCE SOUTH 20.2 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO THE CITY OF BURLINGTON BY DEED DATED JANUARY 20, 1958, AND RECORDED SEPTEMBER 24, 1958, UNDER AUDITOR'S FILE NO. 585859, RECORDS OF SKAGIT COUNTY, WAHSINGTON

ALL SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**END OF SCHEDULE A**

**EXHIBIT "B"**

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: electric transmission and distribution line together with necessary appurtenances  
 Recording Date: August 2, 1977  
 Recording No.: 861864  
 Affects: the South 7 feet of Parcel A

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: ingress, egress, utilities and common area for parking and landscape  
 Recording Date: December 12, 1994  
 Recording No.: 9412120064  
 Affects: the North 30 feet of Parcel A and the South 30 feet of Parcel B

Service Agreement between MDU and TCI Cablevision and the terms and conditions thereof:

Recording Date: March 22, 2000  
 Recording No.: 200003270037

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Comcast of Washington IV, Inc.  
 Purpose: broadband communications system  
 Recording Date: June 15, 2004  
 Recording No.: 200406150028  
 Affects: the exact location and extent of said easement is undisclosed of record

Right-of Way for I. Dean Drive, as delineated on the face of Skagit County Assessor's Map.

Hazardous Substances Certificate and Indemnity Agreement and the terms and conditions thereof

Recording Date: February 16, 2005  
 Recording No.: 200502160062

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Comcast of Washington IV, Inc.  
 Purpose: broadband communications services  
 Recording Date: March 8, 2010  
 Recording No.: 201003080051  
 Affects: Parcel A

The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

Assessments, if any, levied by City of Burlington.

City, county or local improvement district assessments, if any.

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.

A deed of trust to secure an indebtedness in the amount shown below.

Amount: \$3,300,000.00  
 Dated: April 8, 2020  
 Trustor/Grantor: Grandview North, LLC, a Washington Limited Liability Company  
 Trustee: Chicago Title Insurance Company  
 Beneficiary: J&J Dakota, L.L.C., a Nevada limited liability company  
 Recording Date: July 20, 2020  
 Recording No.: 202007200189

X

Form 22P  
Skagit Right to Farm Disclosure  
Rev. 10/98  
Page 1 of 1

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

SKAGIT COUNTY RIGHT TO FARM DISCLOSURE

Buyer: JG, WHP 1, WHC & 11th Street Ventures, LLC 1  
Seller: Grandview North, LLC 2  
Property: 200 Lodean Dr. SW, Burlington, WA 98233 3

Legal Description of Property: 4  
**P62568 & P62569 (See Attached Exhibit "A")** 5

Buyer is aware that the Property may be subject to the Skagit County Right to Farm Ordinance, 11  
Skagit County Code section 14.48, which states: 12

If your real property is adjacent to property used for agricultural operations or included within 13  
an area zoned for agricultural purposes, you may be subject to inconveniences or 14  
discomforts arising from such operations, INCLUDING BUT NOT LIMITED TO NOISE, 15  
ODORS, FLIES, FUMES, DUST, SMOKE, THE OPERATION OF MACHINERY OF ANY 16  
KIND DURING ANY 24 HOUR PERIOD (INCLUDING AIRCRAFT), THE STORAGE AND 17  
DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF 18  
CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES. Skagit 19  
County has determined that the use of real property for agricultural operations is a high 20  
priority and favored use to the county and will not consider to be a nuisance those 21  
inconveniences or discomforts arising from agricultural operations, if such operations are 22  
consistent with commonly accepted good management practices and comply with local, State 23  
and Federal laws. 24

The Seller and Buyer authorize and direct the Closing Agent to record this Disclosure Statement with 25  
the County Auditor's office in conjunction with the deed conveying the Property. 26

DocuSigned by:  
Adam Pearson 1/25/2022  
C3A8697C5D7E4CA  
Buyer Date

DocuSigned by:  
Scott Wammack 1/22/2022  
0E3ABBF2AE6478  
Seller Date

DocuSigned by:  
Jay F. Gordon 1/23/2022  
D754D0737D854C3  
Buyer Date

Seller Date

DocuSigned by:  
[Signature] 1/25/2022  
010D1B48995E446