

When recorded return to:

Todd Leabman
Sage - Burlington 3, LLC, a Washington limited
liability company
9505 19th Ave SE, Suite 118
Everett, WA 98208

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

CHICAGO TITLE COMPANY
500125272

Escrow No.: 500125272

STATUTORY WARRANTY DEED

THE GRANTOR(S) Theresa Marie Fuerstenau as Personal Representative of the Estate of Robert S. Peterson, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration and as part of an IRC Section 1031 Exchange in hand paid, conveys, and warrants to Sage - Burlington 3, 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(s): A and C, Short Plat No. BU-2-80 in NW, 8-34-4E, W.M.

Tax Parcel Number(s): P24257 / 340408-2-016-0204, P24258 / 340408-2-016-0303

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221902

May 06 2022

Amount Paid \$33930.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 27, 2022

The Estate of Robert S. Peterson, deceased

BY: Theresa Marie Fuerstenau
Theresa Marie Fuerstenau
Personal Representative

State of WASHINGTON
County of SNOHOMISH

This record was acknowledged before me on 5/3/2022 by
THERESA MARIE FUERSTENAU

as PERSONAL REPRESENTATIVE of
THE ESTATE OF ROBERT S. PETERSON

[Signature]
(Signature of notary public)

Notary Public in and for the State of WA.
Residing at: Bothell
My commission expires: 10/09/2024

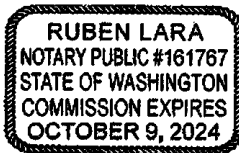


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P24257 / 340408-2-016-0204 and P24258 / 340408-2-016-0303

PARCEL A:

Tracts A and C of BURLINGTON SHORT PLAT NO. BURL-2-80, recorded April 3, 1980 under Auditor's File No. 8004030029, in Volume 4 of Short Plat, page 63, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

A non-exclusive easement for ingress, egress and utilities as delineated on the face of BURLINGTON SHORT PLAT NO. BURL-2-80, recorded April 3, 1980 under Auditor's File No. 8004030029, in Volume 4 of Short Plat, page 63, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

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

Granted to:	Pacific Telephone and Telegraph Company
Purpose:	Right to place and maintain one anchor with the necessary wire and fixtures
Recording Date:	May 13, 1927
Recording No.:	203675
Affects:	Exact location is undisclosed of record

2. 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 SHORT PLAT NO. 54-78 AND REVISED SHORT PLAT NO. 54-78:

Recording No: 884809
Recording No: 894653

3. 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 BURLINGTON SHORT PLAT NO BURL-2-80:

Recording No: 8004030029

Certain easements for utilities, road and drainage contained in said Short Plat were extinguished by instrument recorded under recording number 201709200075.

4. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.

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

6. Assessments, if any, levied by City of Burlington.

7. 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

EXHIBIT "B"
Exceptions
(continued)

of the terms.

UNOFFICIAL DOCUMENT