

When recorded return to:

Keller Burlington Showroom LLC, a Washington
limited liability company
3209 17th Avenue West
Seattle, WA 98119

CT 620051357
CT 221497-NCS

Filed for record at the request of:



11900 NE 1st St., Bldg. G, Ste. 110
Bellevue, WA 98005

Escrow No.: 221497-NCS

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Buty Limited Partnership, a Washington limited partnership, as to an undivided 33.33333% interest, and Grace McGarrity McLaughlin, Trustee of the Joseph T. and Grace McGarrity McLaughlin Trust and Credit Trust, as to an undivided 20.00% interest and Grace McGarrity McLaughlin as a separate estate as to an undivided 13.33333% interest, and Jennifer Eileen Weller, Trustee of the Weller Family Trust as to an undivided 6.66666% interest and Debra R. McLaughlin, as a separate estate as to an undivided 6.66666% interest, and Shawn R. Berry, as a separate estate as to an undivided 6.66666% interest and Michael McLaughlin, as a separate estate as to an undivided 6.66666% interest and Michael McLaughlin, Trustee of Rose Z. McLaughlin Trust dated March 27, 1999 FBO Joel McLaughlin as to an undivided 3.33333% interest and Michael McLaughlin, Trustee of the Rose Z. McLaughlin Trust dated March 27, 1999 FBO Bradley McLaughlin as to an undivided 3.33333% interest together for a total of 100% interest** for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration and as part of an I.R.C. Section 1031 tax deferred exchange in hand paid, conveys, and warrants to **Keller Burlington Showroom 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:

Lot A of Boundary Line Adjustment 98013000049, being a portion of the NW 1/4, 7-34-4 W.M.

Tax Parcel Number(s): P111723, 8016-000-010-0000

Subject to:

Exceptions Set forth on attached Exhibit "B" and by this reference made a part hereof as if fully
incorporated herein

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20223498
Aug 25 2022
Amount Paid \$27430.00
Skagit County Treasurer
By Lena Thompson Deputy

Dated: 8-25-22, 2022

Buty Limited Partnership

BY: [Signature]
Frank Buty) Managing General Partner

Joseph T. and Grace McGarrity McLaughlin Trust and Credit Trust

BY: _____
Grace M. McGarrity McLaughlin
Trustee

Grace McGarrity McLaughlin

Weller Family Trust

BY: _____
Jennifer Eileen Weller
Trustee

Debra R. McLaughlin

Shawn R. Berry

Michael McLaughlin

Rose Z. McLaughlin Trust dated March 27, 1999 FBO Joel McLaughlin

BY: _____
Michael McLaughlin
Trustee

Rose Z. McLaughlin Trust dated March 27, 1999 FBO Bradley McLaughlin

BY: _____
Michael McLaughlin
Trustee

State of Washington
County of King

This record was acknowledged before me on August 23, 2022 by Frank Buty as
Managing General Partner of Buty Limited Partnership.

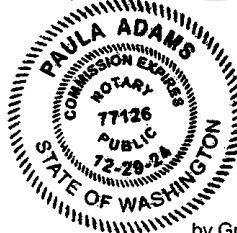
(Signature of notary public) _____
Notary Public in and for the State of WA
My appointment expires: 12-29-24

State of _____
County of _____

This record was acknowledged before me on _____ by Grace M. McGarrity
McLaughlin as Trustee of Joseph T. and Grace McGarrity McLaughlin Trust and Credit Trust.

(Signature of notary public) _____
Notary Public in and for the State of _____
My appointment expires: _____

State of _____
County of _____



Dated: 8-25-22, 2022

Buty Limited Partnership

BY: _____
Frank Buty, Managing General Partner

Joseph T. and Grace McGarrity McLaughlin Trust and Credit Trust

BY: Grace M. McLaughlin
Grace M. McGarrity McLaughlin
Trustee

Grace M. McLaughlin
Grace McGarrity McLaughlin

Weller Family Trust

BY: _____
Jennifer Eileen Weller
Trustee

Debra R. McLaughlin

Shawn R. Berry

Michael McLaughlin

Rose Z. McLaughlin Trust dated March 27, 1999 FBO Joel McLaughlin

BY: _____
Michael McLaughlin
Trustee

Rose Z. McLaughlin Trust dated March 27, 1999 FBO Bradley McLaughlin

BY: _____
Michael McLaughlin
Trustee

State of Washington
County of _____

This record was acknowledged before me on _____ by Frank Buty as
Managing General Partner of Buty Limited Partnership.

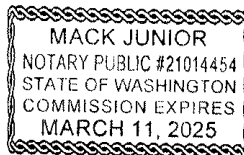
(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

State of WA
County of King

This record was acknowledged before me on 8-19-2022 by Grace M. McGarrity
McLaughlin as Trustee of Joseph T. and Grace McGarrity McLaughlin Trust and Credit Trust.

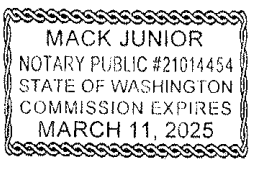
Grace M. McLaughlin
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 3-11-2025

State of WA
County of King



This record was acknowledged before me on 8-25-2022 by Grace McGarrity
McLaughlin.

[Signature]
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 3-11-2025



State of _____
County of _____

This record was acknowledged before me on _____ by Jennifer Eileen
Weller as Trustee of Weller Family Trust.

(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

State of _____
County of _____

This record was acknowledged before me on _____ by Debra R.
McLaughlin.

(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

State of _____
County of _____

This record was acknowledged before me on _____ by Shawn R. Berry.

(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

State of _____
County of _____

This record was acknowledged before me on _____ by Michael McLaughlin.

(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

State of _____
County of _____

This record was acknowledged before me on _____ by Michael McLaughlin
as Trustee of Rose Z. McLaughlin Trust dated March 27, 1999 FBO Joel McLaughlin.

(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

State of _____
County of _____

This record was acknowledged before me on _____ by Michael McLaughlin

Dated: August 25, 2022

Buty Limited Partnership

BY: _____
Frank Buty, Managing General Partner

Joseph T. and Grace McGarrity McLaughlin Trust and Credit Trust

BY: _____
Grace M. McGarrity McLaughlin
Trustee

Grace McGarrity McLaughlin

Weller Family Trust

BY: Jennifer Eileen Weller
Jennifer Eileen Weller
Trustee

Debra R. McLaughlin

Shawn R. Berry

Michael McLaughlin

Rose Z. McLaughlin Trust dated March 27, 1999 FBO Joel McLaughlin

BY: _____
Michael McLaughlin
Trustee

Rose Z. McLaughlin Trust dated March 27, 1999 FBO Bradley McLaughlin

BY: _____
Michael McLaughlin
Trustee

State of Washington
County of _____

This record was acknowledged before me on _____ by Frank Buty as
Managing General Partner of Buty Limited Partnership.

(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

State of _____
County of _____

This record was acknowledged before me on _____ by Grace M. McGarrity
McLaughlin as Trustee of Joseph T. and Grace McGarrity McLaughlin Trust and Credit Trust.

(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

State of _____
County of _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

On August 19, 2022 before me, Josh Stittsworth, notary public
(insert name and title of the officer)

personally appeared Jennifer Eileen Weller
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature] (Seal)



Dated: 8-25-22, 2022

Buty Limited Partnership

BY: _____
Frank Buty, Managing General Partner

Joseph T. and Grace McGarrity McLaughlin Trust and Credit Trust

BY: _____
Grace M. McGarrity McLaughlin
Trustee

Grace McGarrity McLaughlin

Weller Family Trust

BY: _____
Jennifer Eileen Weller
Trustee

Debra R. McLaughlin
Debra R. McLaughlin

Shawn R. Berry

Michael McLaughlin

Rose Z. McLaughlin Trust dated March 27, 1999 FBO Joel McLaughlin

BY: _____
Michael McLaughlin
Trustee

Rose Z. McLaughlin Trust dated March 27, 1999 FBO Bradley McLaughlin

BY: _____
Michael McLaughlin
Trustee

State of Washington
County of _____

This record was acknowledged before me on _____ by Frank Buty as
Managing General Partner of Buty Limited Partnership.

(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

State of _____
County of _____

This record was acknowledged before me on _____ by Grace M. McGarrity
McLaughlin as Trustee of Joseph T. and Grace McGarrity McLaughlin Trust and Credit Trust.

(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

State of _____
County of _____

This record was acknowledged before me on _____ by Grace McGarrity
McLaughlin.

(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

State of _____
County of _____

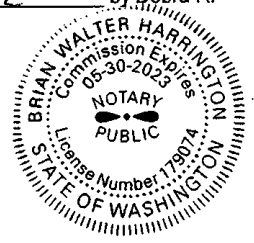
This record was acknowledged before me on _____ by Jennifer Eileen
Weller as Trustee of Weller Family Trust.

(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

State of WA
County of Snohomish

This record was acknowledged before me on 8/19/2022 by Debra R.
McLaughlin.

[Signature]
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 5/30/23



State of _____
County of _____

This record was acknowledged before me on _____ by Shawn R. Berry.

(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

State of _____
County of _____

This record was acknowledged before me on _____ by Michael McLaughlin.

(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

State of _____
County of _____

This record was acknowledged before me on _____ by Michael McLaughlin
as Trustee of Rose Z. McLaughlin Trust dated March 27, 1999 FBO Joel McLaughlin.

(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

State of _____
County of _____

This record was acknowledged before me on _____ by Michael McLaughlin

Dated: 8-25-22, 2022

Buty Limited Partnership

BY: _____
Frank Buty, Managing General Partner

Joseph T. and Grace McGarrity McLaughlin Trust and Credit Trust

BY: _____
Grace M. McGarrity McLaughlin
Trustee

Grace McGarrity McLaughlin

Weller Family Trust

BY: _____
Jennifer Eileen Weller
Trustee

Debra R. McLaughlin

Shawn R. Berry

Michael McLaughlin

Rose Z. McLaughlin Trust dated March 27, 1999 FBO Joel McLaughlin

BY: _____
Michael McLaughlin
Trustee

Rose Z. McLaughlin Trust dated March 27, 1999 FBO Bradley McLaughlin

BY: _____
Michael McLaughlin
Trustee

State of Washington
County of _____

This record was acknowledged before me on _____ by Frank Buty as
Managing General Partner of Buty Limited Partnership.

(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

State of _____
County of _____

This record was acknowledged before me on _____ by Grace M. McGarrity
McLaughlin as Trustee of Joseph T. and Grace McGarrity McLaughlin Trust and Credit Trust.

(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

State of _____
County of _____

This record was acknowledged before me on _____ by Grace McGarrity
McLaughlin.

(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

State of _____
County of _____

This record was acknowledged before me on _____ by Jennifer Eileen
Weller as Trustee of Weller Family Trust.

(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

State of _____
County of _____

This record was acknowledged before me on _____ by Debra R.
McLaughlin.

(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

State of CALIFORNIA
County of SAN DIEGO

This record was acknowledged before me on August 23, 2022 by Shawn R. Berry.

Charles R. Burditt
(Signature of notary public)
Notary Public in and for the State of CA
My appointment expires: 01-21-2024



State of _____
County of _____

This record was acknowledged before me on _____ by Michael McLaughlin.

(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

State of _____
County of _____

This record was acknowledged before me on _____ by Michael McLaughlin
as Trustee of Rose Z. McLaughlin Trust dated March 27, 1999 FBO Joel McLaughlin.

(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

State of _____
County of _____

This record was acknowledged before me on _____ by Michael McLaughlin

Dated: 8-25-22, 2022

Buty Limited Partnership

BY: _____
Frank Buty, Managing General Partner

Joseph T. and Grace McGarrity McLaughlin Trust and Credit Trust

BY: _____
Grace M. McGarrity McLaughlin
Trustee

Grace McGarrity McLaughlin

Weller Family Trust

BY: _____
Jennifer Eileen Weller
Trustee

Debra R. McLaughlin

Shawn R. Berry

[Signature]

Michael McLaughlin

Rose Z. McLaughlin Trust dated March 27, 1999 FBO Joel McLaughlin

BY: [Signature]

Michael McLaughlin
Trustee

Rose Z. McLaughlin Trust dated March 27, 1999 FBO Bradley McLaughlin

BY: [Signature]

Michael McLaughlin
Trustee

State of Washington
County of _____

This record was acknowledged before me on _____ by Frank Buty as
Managing General Partner of Buty Limited Partnership.

(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

State of _____
County of _____

This record was acknowledged before me on _____ by Grace M. McGarrity
McLaughlin as Trustee of Joseph T. and Grace McGarrity McLaughlin Trust and Credit Trust.

(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

State of _____
County of _____

This record was acknowledged before me on _____ by Grace McGarrity McLaughlin.

(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

State of _____
County of _____

This record was acknowledged before me on _____ by Jennifer Eileen Weller as Trustee of Weller Family Trust.

(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

State of _____
County of _____

This record was acknowledged before me on _____ by Debra R. McLaughlin.

(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

State of _____
County of _____

This record was acknowledged before me on _____ by Shawn R. Berry.

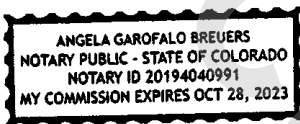
(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

State of COLORADO
County of PITKIN

This record was acknowledged before me on AUGUST 22, 2022 by Michael McLaughlin.

AR
(Signature of notary public)
Notary Public in and for the State of COLORADO
My appointment expires: 10/28/2023

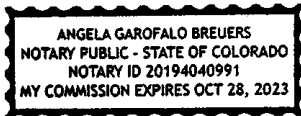
State of COLORADO
County of PITKIN



This record was acknowledged before me on AUGUST 22, 2022 by Michael McLaughlin as Trustee of Rose Z. McLaughlin Trust dated March 27, 1999 FBO Joel McLaughlin.

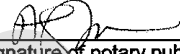
AR
(Signature of notary public)
Notary Public in and for the State of COLORADO
My appointment expires: 10/28/2023

State of COLORADO
County of PITKIN



This record was acknowledged before me on AUGUST 22, 2022 by Michael McLaughlin

as Trustee of Rose Z. McLaughlin Trust dated March 27, 1999 FBO Bradley McLaughlin.



(Signature of notary public)
Notary Public in and for the State of Colorado
My appointment expires: 10/28/2023

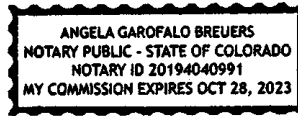


EXHIBIT "A"
Legal Description

Lot 10 plus the South 60 feet of Lot 7 of Burlington Binding Site Plan 3-97, approved July 10, 1997 and Recorded July 17, 1997 in Volume 13 of Plats, page 25 and 26, under Auditor's File No. 9707170062, records of Skagit County, Washington;

Being a Portion of the Northwest 1/4 of Section 7, Township 34 North, Range 4 East, W.M.

Said premises being also known as Lot "A" of Boundary Line Adjustment Survey recorded January 30, 1998 under Recording No. 9801300049 in Volume 20 of Surveys, Pae 63.

Situated in Skagit County, Washington.

**EXHIBIT "B"
EXCEPTIONS**

Order No.: 221497-NCS

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: Electric transmission and/or distribution line
Recording Date: June 6, 1972
Recording No.: 769207
2. Condemnation of Access to State Highway No. 5, and of Light, View and Air, including the terms, covenants and provisions thereof

Filing Date: February 4, 1974
Superior Court Cause No.: 33544
3. Agreement regarding sewer, including the terms, covenants and provisions thereof

Recording Date: December 11, 1996
Recording No.: 9612110036
4. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: July 8, 1997
Recording No.: 9707080020
5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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. BSP-3-97:

Recording No: 9707170062
6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Survey for Boundary Line Adjustment :

Recording No: 9801300149
7. 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

EXHIBIT "B"
EXCEPTIONS
(continued)

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."