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Skagit County Auditor

When Recorded, Return to:

JOHNS MONROE MITSUNAGA KOLOUSKOVA PLLC
ATTENTION: VICKI E. ORRICO
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BELLEVUE WA 98004

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Jena Thompson
DATE 8.1.23

AUDITOR/RECORDER'S INDEXING FORM

Document Title(s):	Public Road Right of Way Dedication
Grantor(s)	Sage-Walnut Trail, LLC
Grantee(s)	City of Burlington, Washington
Legal Description: (abbrev.)	SW ¼ OF NW ¼, SEC 8 TWP 34 N, R 4 E, WM
Additional legal:	See Exhibit A
Assessor's Tax Parcel Numbers	P24256, P24257 and P24255

PUBLIC ROAD RIGHT OF WAY DEDICATION DEED

The Grantor, Sage-Walnut Trail, LLC, a Washington limited liability company ("Grantor"), for and in consideration of consideration of a development approval, conveys, warrants, and dedicates to the CITY OF BURLINGTON, a Washington municipal corporation ("Grantee"), that certain real property situated in the County of Skagit, State of Washington, and legally described area in Exhibit A hereto and depicted in Exhibit B hereto, together with all after-acquired title of the Grantor therein for public right-of-way (the "Property").

The Property is dedicated to the City of Burlington for use as a public road and right-of-way, including the right to install, repair and maintain public utilities. Grantor owns property abutting the area dedicated under this Dedication Deed and hereby retains any reversionary interests to run with their land.

DATED this 27th of July, 2023.

GRANTOR:

SAGE – WALNUT TRAIL, LLC,
a Washington limited liability company

By: SAGE APARTMENT DEVELOPMENT, LLC

Its: MANAGER

By: Alan Boeker

Name: Alan Boeker

Its: Authorized Signor

STATE OF WASHINGTON)

COUNTY OF Snohomish) ss.

On this 27th day of July, 2023, before me personally appeared Alan Boeker, to me known to be the Manager 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 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.

VICTORIA HARRISON
Notary Public
State of Washington
License Number 21015176
My Commission Expires
April 13, 2025

[Signature]
Victoria Harrison (Print Name)
In and for the State of Washington,
Notary Public, Residing at Snohomish
My appointment expires: 4/13/2025

EXHIBIT A

LEGAL DESCRIPTION OF DEDICATED PROPERTY

A PARCEL OF LAND LYING WITHIN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER IN SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., CITY OF BURLINGTON, SKAGIT COUNTY, WASHINGTON, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER IN SECTION 8; THENCE SOUTH 87°52'09" EAST, ALONG THE NORTH LINE THEREOF, 40.04 FEET TO A POINT ON THE EASTERLY MARGIN OF SOUTH BURLINGTON BOULEVARD; THENCE SOUTH 00°25'32" EAST, ALONG THE EAST MARGIN THEREOF, 78.85 FEET; THENCE SOUTH 87°52'09" EAST 2.00 FEET; THENCE NORTH 45°47'11" EAST 32.85 FEET; THENCE SOUTH 87°52'09" EAST 67.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 87°52'09" EAST 29.90 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 635.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 147.20 FEET THROUGH A CENTRAL ANGLE OF 13°16'55" TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 69.54 FEET THROUGH A CENTRAL ANGLE OF 13°16'55" TO A POINT ON A LINE PARALLEL WITH AND 30.00 FEET SOUTHERLY FROM WHEN MEASURED AT RIGHT ANGLES TO THE AFORESAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 87°52'09" EAST, ALONG SAID PARALLEL LINE, 366.57 FEET TO THE EAST LINE OF TRACT A 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; THENCE SOUTH 00°48'02" WEST, ALONG THE EAST LINE AND SOUTHERLY EXTENSION THEREOF, 269.77 FEET TO THE SOUTHEAST CORNER OF TRACT C OF SAID SHORT PLAT NO. BURL-2-80; THENCE NORTH 87°52'09" WEST ALONG THE SOUTH LINE AND WESTERLY EXTENSION THEREOF, 590.06 FEET; THENCE NORTH 00°25'32" WEST, ALONG THE EAST LINE OF TRACT B OF SAID SHORT PLAT NO. BURL-2-80, A DISTANCE OF 70.00 FEET; THENCE NORTH 87°52'09" WEST, ALONG THE SOUTH LINE OF SAID TRACT B, 16.55 FEET THENCE NORTH 00°25'32" WEST 174.93 FEET TO THE POINT OF BEGINNING.

CONTAINS APPROX. 159,453 SQUARE FEET (3.66 ACRES +/-)

