



201812120054

12/12/2018 03:08 PM Pages: 1 of 9 Fees: \$107.00
Skagit County Auditor

WHEN RECORDED RETURN TO:

BP West Coast Products LLC
30 South Wacker, Suite 900
Chicago, IL 60606
Attn: RE Property Manager

Land Title and Escrow

01-165984-S

DOCUMENT TITLE(S)

BARGAIN AND SALE DEED

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

Not Applicable

GRANTOR(S):

LARSON COOK ROAD LLC, a Washington limited liability company, as to
an undivided one-third interest;
ROETER COOK ROAD LLC, a Washington limited liability company, as to
an undivided one-third interest; and
BISSELL REAL ESTATE HOLDINGS LLC, a Washington limited liability company,
as to an undivided one-third interest

GRANTEE(S):

BP WEST COAST PRODUCTS LLC, a Delaware limited liability company

ABBREVIATED LEGAL DESCRIPTION:

Lots 1 and 2 of Binding Site Plan No. PL07-0601

TAX PARCEL NUMBER(S):

P127417 and P127416

BARGAIN AND SALE DEED

THE GRANTOR, **LARSON COOK ROAD LLC**, a Washington limited liability company, **ROETER COOK ROAD LLC**, a Washington limited liability company and **BISSELL REAL ESTATE HOLDINGS LLC**, a Washington limited liability company, having an address at 500 108th Avenue NE, Suite 2400, Bellevue, Washington 98004, for and in consideration of Ten Dollars and other valuable consideration in hand paid, bargains, sells, and conveys to **BP WEST COAST PRODUCTS LLC**, a Delaware limited liability company, whose mailing address is 30 South Wacker Drive, Suite 900, Chicago, Illinois 60606, the following described estate, situated in the County of Skagit, State of Washington:

SEE **EXHIBIT A** ATTACHED HERETO AND MADE A PART HEREOF.

Abbreviated Legal: Lots 1 and 2 of Binding Site Plan No. PL07-0601

Tax Parcel Number(s): P127417 and P127416

This conveyance is made and accepted subject to all matters (the "Permitted Exceptions") set forth on **Exhibit B**, attached hereto and incorporated herein by reference.

If any term or provision of this Deed or the application thereof to any persons or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Deed or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby, and each term and provision of this Deed shall be valid and enforced to the fullest extent permitted by law.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018 5423

DEC 12 2018

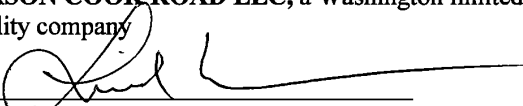
Amount Paid \$ 15,758.00

Skagit Co. Treasurer

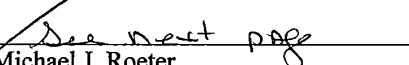
By HB Deputy

IN WITNESS WHEREOF, the party of the first part has duly executed this Deed as of
December 12, 2018.

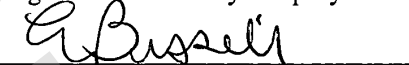
LARSON COOK ROAD LLC, a Washington limited
liability company

By: 
Linden E. Larson
Member

ROETER COOK ROAD LLC, a Washington limited
liability company

By: 
Michael J. Roeter
Member

BISSELL REAL ESTATE HOLDINGS LLC, a
Washington limited liability company

By: 
Eric Bissell
Member

IN WITNESS WHEREOF, the party of the first part has duly executed this Deed as of
December 12, 2018.

LARSON COOK ROAD LLC, a Washington limited
liability company

By: _____
Linden E. Larson
Member

ROETER COOK ROAD LLC, a Washington limited
liability company

By: _____
Michael J. Roeter
Member

BISSELL REAL ESTATE HOLDINGS LLC, a
Washington limited liability company

By: _____
Eric Bissell
Member

STATE OF WASHINGTON

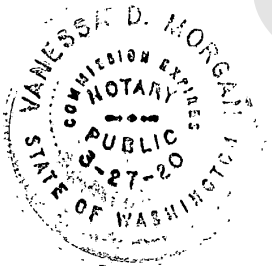
SS:

COUNTY OF KING

I certify that I know or have satisfactory evidence that Linden E. Larson, as Member of Larson Cook Road LLC, a Washington limited liability company, is the person who appeared before me, and said person(s) acknowledged that he/she signed this instrument, on oath stated that Larson Cook Road LLC, a Washington limited liability company, authorized him to execute the instrument and acknowledge it as the Member thereof, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: December 10, 2018

NOTARY SEAL



A handwritten signature of Vanessa D. Morgan, consisting of a stylized cursive "V" followed by a horizontal line.

Notary Public

Printed Name: Vanessa D Morgan

My commission expires: March 27, 2020

CALIFORNIA ALL-PURPOSE 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

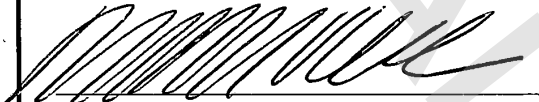
County of Riverside

On Dec 10 2018 before me, Michael W. Charles, Notary Public, personally appeared

Michael J. Roeter

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 of Notary Public



(Notary Seal)

OPTIONAL INFORMATION

The acknowledgment contained within this document is in accordance with California law. Any certificate of acknowledgement performed within the State of California shall use the preceding wording pursuant to Civil Code section 1189. An acknowledgment cannot be affixed to a document sent by mail or otherwise delivered to a notary public, including electronic means, whereby the signer did not personally appear before the notary public, even if the signer is known by the notary public. In addition, the correct notarial wording can only be signed and sealed by a notary public. The seal and signature cannot be affixed to a document without the correct notarial wording.

DESCRIPTION OF ATTACHED DOCUMENT

(Title of document)

Number of Pages _____ (Including acknowledgment)

Document Date _____

CAPACITY CLAIMED BY SIGNER

Individual

Corporate Officer

Partner

Attorney-In-Fact

Trustee

Other: _____

STATE OF WASHINGTON

SS:

COUNTY OF KING

I certify that I know or have satisfactory evidence that Eric Bissell, as Member of Bissell Real Estate Holdings LLC, a Washington limited liability company, is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that Bissell Real Estate Holdings LLC, a Washington limited liability company, authorized him to execute the instrument and acknowledge it as the Member thereof, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: December 10, 2018

NOTARY SEAL



A handwritten signature of Vanessa D. Morgan in black ink.

Notary Public

Printed Name: Vanessa D Morgan

My commission expires: March 27, 2020

EXHIBIT A

LEGAL DESCRIPTION

Lots 1 and 2 of Binding Site Plan No. PL07-0601, recorded March 3, 2008, under Auditor's File No. 200803030109, records of Skagit County, Washington; being a portion of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 19, Township 35 North, Range 4 East, W.M.

Situate in the County of Skagit, Washington.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Condemnation proceedings under Skagit County Superior Court Case No. SC26648;
2. Short Plat No. 90-33 recorded under Skagit County Auditor's File No. 9101140018;
3. Agreement recorded under Skagit County Auditor's File No. 884000;
4. Provisions set forth in Deed recorded under Skagit County Auditor's File No. 9109040067;
5. Title Notification recorded under Skagit County Auditor's File No. 200711090133;
6. Title Notification recorded under Skagit County Auditor's File No. 200711090032;
7. Instrument recorded under Skagit County Auditor's File No. 20071109131;
8. Binding Site Plan PL07-0601 recorded under Skagit County Auditor's File No. 200803030109;
9. Lot Certification recorded under Skagit County Auditor's File No. 200803030110;
10. Settlement Agreement recorded under Skagit County Auditor's File No. 201003160057;
11. Settlement Agreement recorded under Skagit County Auditor's File No. 201005100100;
12. Easement recorded under Skagit County Auditor's File No. 200804070134;
13. Sewer Service Agreement recorded under Skagit County Auditor's File No. 200907230170;
14. Declaration of Covenants, Conditions, Restrictions and Easements recorded under Skagit County Auditor's File No. 201406160125 and any amendments thereto.
15. Lien for taxes billed but unpaid, or unbilled; and
16. Rights, claims or other matters not shown by the public records.