

After Recording Return to:

KSA Investments
16559 Country Club Dr.
Burlingotn, Washington 98233



202406200148

06/20/2024 04:10 PM Pages: 1 of 13 Fees: \$315.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2024 1029
JUN 20 2024

Amount Paid \$ 0
Skagit Co. Treasurer
By Deputy

QUIT CLAIM DEED

Grantor: KSA Investments LLC
Grantee: KSA Investments LLC
Assessor's Tax Parcel Numbers: P62636, P62643, P62618
Reference No.: _____

THE GRANTOR, KSA Investments LLC for and in consideration of no monetary consideration hereby conveys and quit claims to the GRANTEE, KSA Investments LLC, the following described real property, situated in the County of Skagit, State of Washington:

PTN TRACT 49, Plat of Burlington, et al

Legal Descriptions: See attached *Schedule A (P62636), Schedule B (P62643), Schedule C (P62618)*

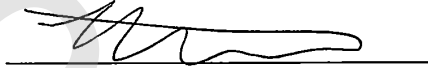
Subject to covenants, conditions, restrictions, and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

Tax parcel no. P62636, P62643, P62618

Commonly known as: 401 Nardone Ct., Burlington, Washington, 98233, 443-447 Nardone Ct.
Burlington, WA 98233, 615 Peterson Rd., Burlington, Washington 98233

Grantor Signatures:

DATED: 06/18/24

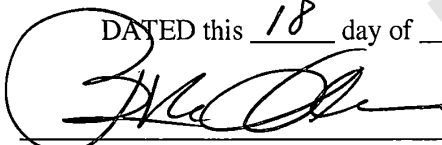


GRANTOR

KSA Investments LLC
16559 Country Club Dr.
Burlington, Washington 98233STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Brandon Atkinson is the person who appeared before me, and said person acknowledged that s/he signed this instrument, on oath stated that s/he was authorized to execute this instrument, and acknowledged it as the Owner of KSA Investments LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument

DATED this 18 day of June, 2024.

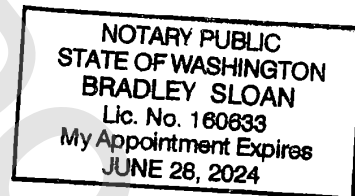


Print Name

NOTARY PUBLIC in and for the State of Washington,

Residing at: Mount Vernon

My commission expires: 6-28-2024



**SCHEDULE A
LEGAL DESCRIPTION OF REAL PROPERTY**

THAT PORTION OF THE EAST HALF OF TRACT 49, "PLAT OF THE BURLINGTON ACREAGE PROPERTY" AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, EXCEPT THE SOUTH 162.00 FEET OF THE WEST 100.00 FEET AND EXCEPT TRACT 2 OF SKAGIT COUNTY SHORT PLAT NO. 40 - 77, APPROVED JULY 20, 1977 RECORDED JULY 21, 1977 IN BOOK 2 OF SHORT PLATS, PAGE 88, UNDER AUDITOR'S FILE NO. 861106 IN RECORDS OF SKAGIT COUNTY, WASHINGTON ALL LYING WEST OF STATE HIGHWAY RIGHT OF WAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST HALF THENCE NORTH 2°08'35" EAST ALONG THE WEST LINE OF SAID EAST HALF 162.00 FEET; THENCE CONTINUING ALONG SAID WEST LINE NORTH 2°08'35" EAST 170.00 FEET TO THE SOUTH LINE OF SAID TRACT 2; THENCE ALONG TRACT 2 SOUTH 87°59'01" EAST 4.87 FEET; THENCE CONTINUING ALONG SAID TRACT 2 NORTH 46°20'20" EAST 150.62 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 84°34'17" EAST 28.96 FEET; THENCE SOUTH 5°25'43" WEST 239.11 FEET; THENCE SOUTH 84°34'17" EAST TO THE WESTERLY RIGHT OF WAY OF THE STATE HIGHWAY 125.33 FEET; THENCE NORTH 5°25'43" EAST ALONG SAID STATE RIGHT OF WAY 297.64 FEET; THENCE NORTH 1°41'39" WEST ALONG SAID RIGHT OF WAY 127.80 FEET TO THE NORTH LINE OF SAID TRACT 49; THENCE NORTH 88°09'43" WEST ALONG SAID NORTH LINE 138.71 FEET TO TRACT 2 OF SAID SHORT PLAT; THENCE SOUTH 6°48'16" EAST ALONG SAID TRACT 2 A DISTANCE OF 144.59 FEET; THENCE SOUTH 46°20'20" WEST ALONG SAID TRACT 2 A DISTANCE OF 46.78 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

CONTAINING +\ - 54,251 SQ.FT.

**SCHEDULE B
LEGAL DESCRIPTION OF REAL PROPERTY**

THAT PORTION OF THE EAST HALF OF TRACT 49, "PLAT OF THE BURLINGTON ACREAGE PROPERTY" AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, EXCEPT THE SOUTH 162.00 FEET OF THE WEST 100.00 FEET AND EXCEPT TRACT 2 OF SKAGIT COUNTY SHORT PLAT NO. 40 - 77, APPROVED JULY 20, 1977 RECORDED JULY 21, 1977 IN BOOK 2 OF SHORT PLATS, PAGE 88, UNDER AUDITOR'S FILE NO. 861106 IN RECORDS OF SKAGIT COUNTY, WASHINGTON ALL LYING WEST OF STATE HIGHWAY RIGHT OF WAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

CONTAINING ± 45,512 SQ.FT.

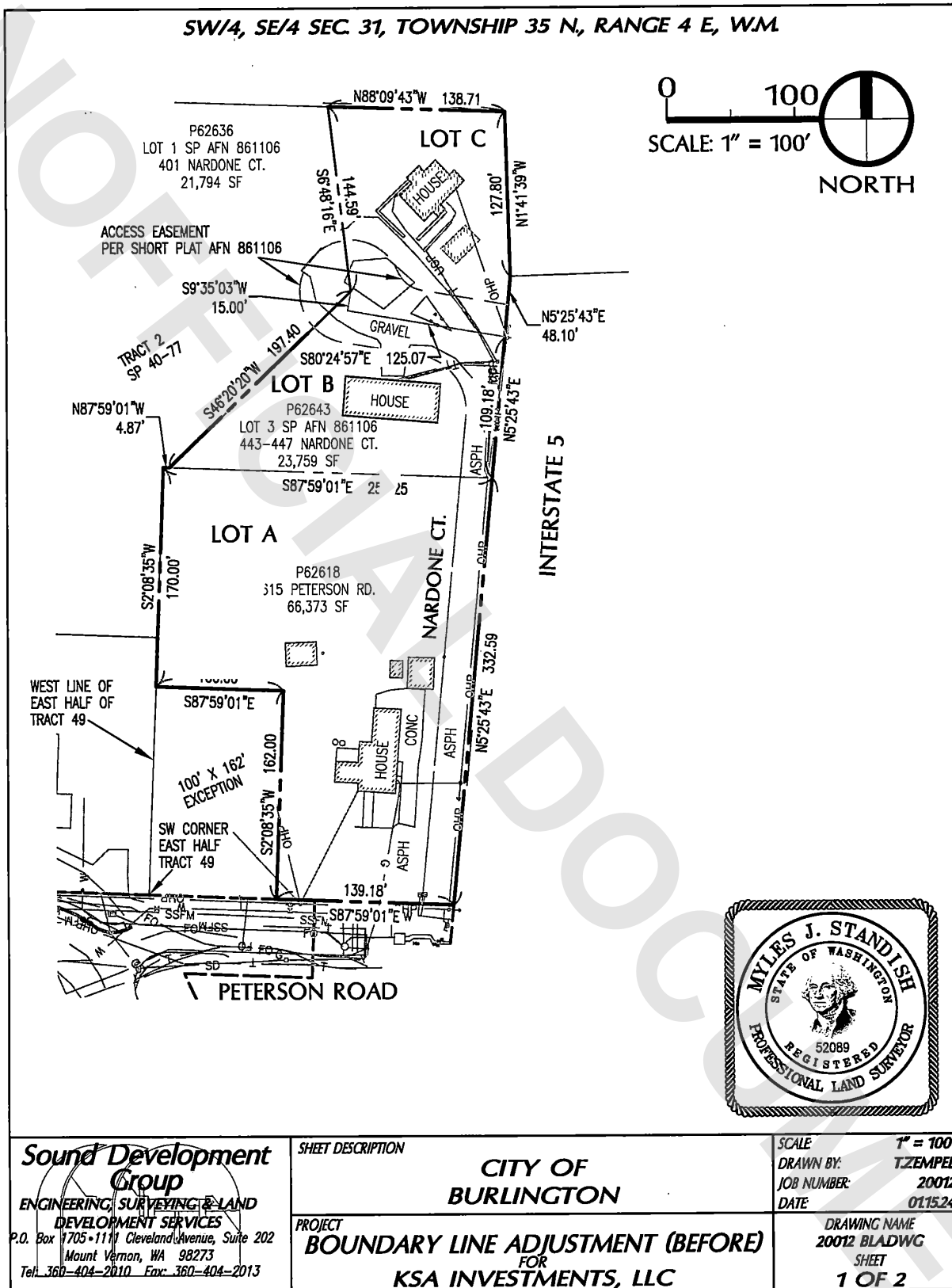
**SCHEDULE C
LEGAL DESCRIPTION OF REAL PROPERTY**

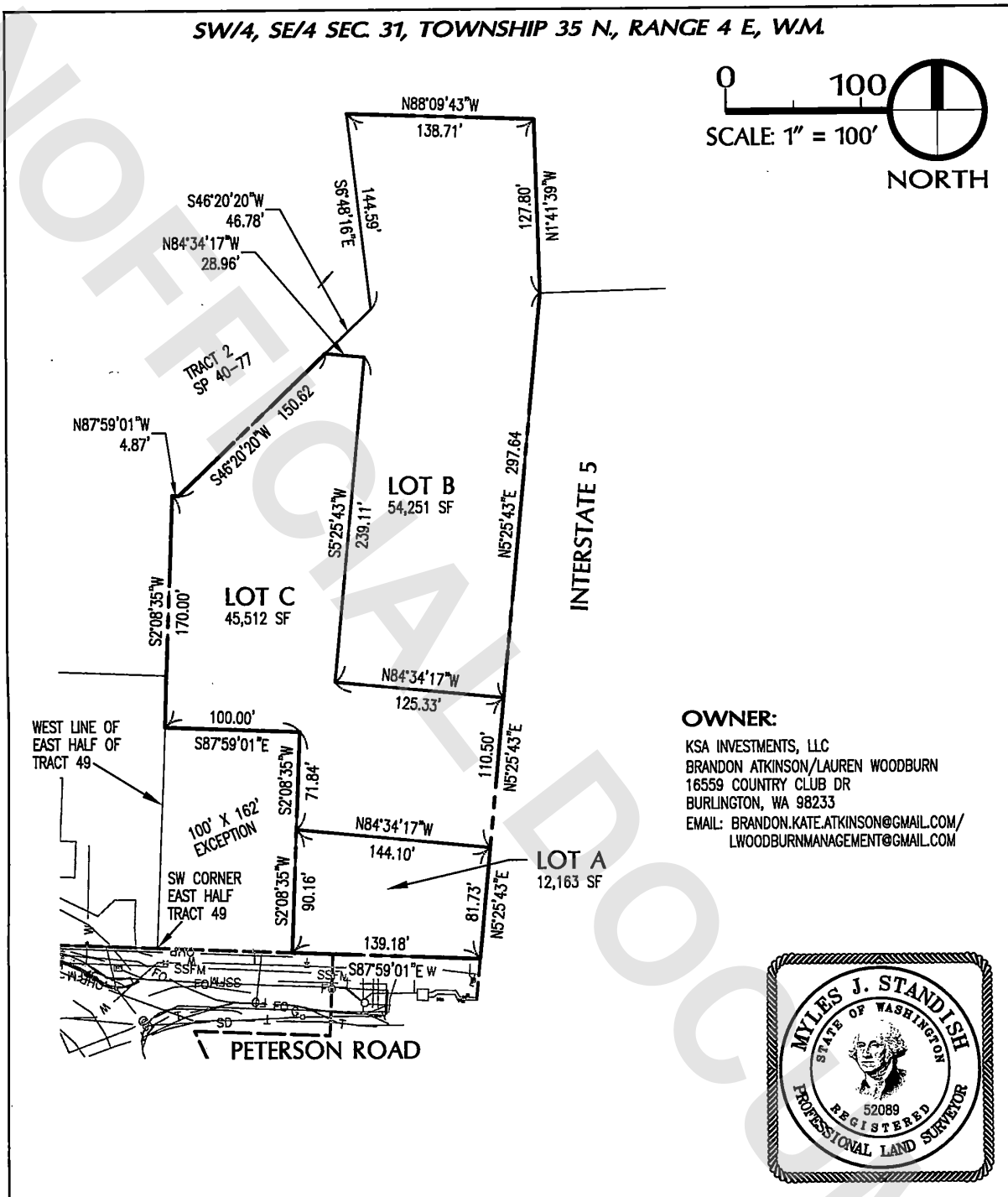
THAT PORTION OF THE EAST HALF OF TRACT 49, "PLAT OF THE BURLINGTON ACREAGE PROPERTY" AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, EXCEPT THE SOUTH 162.00 FEET OF THE WEST 100.00 FEET AND EXCEPT TRACT 2 OF SKAGIT COUNTY SHORT PLAT NO. 40 - 77, APPROVED JULY 20, 1977 RECORDED JULY 21, 1977 IN BOOK 2 OF SHORT PLATS, PAGE 88, UNDER AUDITOR'S FILE NO. 861106 IN RECORDS OF SKAGIT COUNTY, WASHINGTON ALL LYING WEST OF STATE HIGHWAY RIGHT OF WAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST HALF THENCE SOUTH 87°59'01" EAST 100.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 87°59'01" EAST ALONG THE NORTH RIGHT OF WAY OF PETERSON ROAD TO THE WESTERLY RIGHT OF WAY OF STATE HIGHWAY 139.18 FEET; THENCE NORTH 5°25'43" EAST ALONG SAID WEST RIGHT OF WAY 81.73 FEET; THENCE NORTH 84°34'17" WEST 144.10 FEET TO THE WEST LINE OF THE EXCEPTED WEST 100.00 FEET; THENCE SOUTH 2°08'35" WEST ALONG EXCEPTED WEST 100.00 FEET 90.16 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

CONTAINING ± 12,136 SQ.FT.





Sound Development Group

ENGINEERING, SURVEYING & LAND
DEVELOPMENT SERVICES

P.O. Box 1705 • 1111 Cleveland Avenue, Suite 202
 Mount Vernon, WA 98273
 Tel. 360-404-2010 Fax: 360-404-2013

SHEET DESCRIPTION

**CITY OF
BURLINGTON**

PROJECT

**BOUNDARY LINE ADJUSTMENT (AFTER)
FOR
KSA INVESTMENTS, LLC**

SCALE: 1" = 100'

DRAWN BY: T.ZEMPEL

JOB NUMBER: 20012

DATE: 0115.24

DRAWING NAME
 20012 BLADWG
 SHEET
 1 OF 2

LOT A BEFORE

THAT PORTION OF THE SOUTH 332 FEET OF THE EAST 1/2 OF TRACT 49, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING WESTERLY OF THE WEST LINE OF A TRACT DEEDED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY DEED DATED JANUARY 5, 1972, RECORDED FEBRUARY 17, 1972, UNDER AUDITOR'S FILE NO. 764264;

EXCEPT THE WEST 100 FEET OF THE SOUTH 162 FEET THEREOF.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

LOT B BEFORE

TRACT 3 OF SKAGIT COUNTY SHORT PLAT NO. 40-77, APPROVED JULY 20, 1977 AND RECORDED JULY 21, 1977 IN BOOK 2 OF SHORT PLATS, PAGE 88, UNDER AUDITOR'S FILE NO. 861106, BEING A PORTION OF TRACT 49, "PLAT OF THE BURLINGTON ACREAGE PROPERTY" AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH AN UNDIVIDED 1/3RD INTEREST IN THE FOLLOWING DESCRIBED TRACT:

THAT PORTION OF THE SOUTH 332 FEET OF TRACT 49, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING WITHIN A STRIP OF LAND 25 FEET IN WIDTH, THE EASTERLY LINE OF WHICH IS CONTIGUOUS TO THE FOLLOWING DESCRIBED RIGHT OF WAY LINE:

BEGINNING AT A POINT OPPOSITE HIGHWAY ENGINEER'S STATION 330 + 50 ON THE CENTERLINE SURVEY OF STATE HIGHWAY ROUTE NO. 5, SKAGIT RIVER TO JCT. SR 20, AND 175 FEET WESTERLY THEREFROM;

THENCE NORTHEASTERLY TO A POINT OPPOSITE HIGHWAY ENGINEER'S STATION 334 + 93.95 ON SAID CENTERLINE SURVEY AND 119.51 FEET WESTERLY THEREFROM AND THE END OF THIS RIGHT OF WAY LINE DESCRIPTION.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

LOT C BEFORE

TRACT 1 OF SKAGIT COUNTY SHORT PLAT NO. 40-77, APPROVED JULY 20, 1977 AND RECORDED JULY 21, 1977 IN BOOK 2 OF SHORT PLATS, PAGE 88, UNDER AUDITOR'S FILE NO. 861106, BEING A PORTION OF TRACT 49, "PLAT OF THE BURLINGTON ACREAGE PROPERTY" AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH AN UNDIVIDED 1/3RD INTEREST IN THE FOLLOWING DESCRIBED TRACT:

THAT PORTION OF THE SOUTH 332 FEET OF TRACT 49, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING WITHIN A STRIP OF LAND 25 FEET IN WIDTH, THE EASTERLY LINE OF WHICH IS CONTIGUOUS TO THE FOLLOWING DESCRIBED RIGHT OF WAY LINE:

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SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

LOT A AFTER

THAT PORTION OF THE EAST HALF OF TRACT 49, "PLAT OF THE BURLINGTON ACREAGE PROPERTY" AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, EXCEPT THE SOUTH 162.00 FEET OF THE WEST 100.00 FEET AND EXCEPT TRACT 2 OF SKAGIT COUNTY SHORT PLAT NO. 40-77, APPROVED JULY 20, 1977 RECORDED JULY 21, 1977 IN BOOK 2 OF SHORT PLATS, PAGE 88, UNDER AUDITOR'S FILE NO. 861106 IN RECORDS OF SKAGIT COUNTY, WASHINGTON ALL LYING WEST OF STATE HIGHWAY RIGHT OF WAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST HALF THENCE SOUTH 87°59'01" EAST 100.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 87°59'01" EAST ALONG THE NORTH RIGHT OF WAY OF PETERSON ROAD TO THE WESTERLY RIGHT OF WAY OF STATE HIGHWAY 139.18 FEET; THENCE NORTH 5°25'43" EAST ALONG SAID WEST RIGHT OF WAY 81.73 FEET; THENCE NORTH 84°34'17" WEST 144.10 FEET TO THE WEST LINE OF THE EXCEPTED WEST 100.00 FEET; THENCE SOUTH 2°08'35" WEST ALONG EXCEPTED WEST 100.00 FEET 90.16 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

CONTAINING +\ -12,136 SQ.FT.

LOT B AFTER

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SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

CONTAINING +\ -45,512 SQ.FT.

LOT C AFTER

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CONTAINING +\ -54,251 SQ.FT.