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07/31/2026 12:23 PM Pages: 1 of 6 Fees: $308.50
Skagit County Auditor, WA

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When recorded return to:
RBosman Investments, LLC, a Washington limited liability company
212 Country Shop Lane
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20262460
Jul 31 2026
Amount Paid $23980.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:

CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Chicago Title
Commercial Services 500170666

Escrow No.: 500170666

## STATUTORY WARRANTY DEED

THE GRANTOR(S) Vans Properties IV, LLC, Washington limited liability company

for and in consideration of Ten And No/100 Dollars ($10.00) , and other valuable consideration in hand paid, conveys and warrants to RBosman Investments, 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 2 BSP no. 200407070145

Tax Parcel Number(s): P121795 ; 8053-000-002-0000

Subject to:

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

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## STATUTORY WARRANTY DEED
(continued)

Dated: July 29, 2026

Vans Properties IV, LLC, Washington limited liability company

BY: _____
Greg Van Zandt
Member

State of Washington
County of Skagit

This record was acknowledged before me on 07/29/2026 by Greg Van Zandt

as member of Vans Properties IV, LLC.

_____
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 06/29/2027

Jana K Quinn
MY COMM. EXP. 06/29/2027
NOTARY PUBLIC
COMM. #179517
STATE OF WASHINGTON

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## EXHIBIT "A"
Legal Description

**For APN/Parcel ID(s): P121795 ; 8053-000-002-0000**

PARCEL "A":

Lot 2 of the Guffie and Van Zandt Binding Site Plan, recorded July 7, 2004, under Auditor's File No. 200407070145, records of Skagit County, Washington, and being a portion of the Northwest 1/4 of the Northwest 1/4 of Section 32, Township 35 North, Range 4 East, W.M.
TOGETHER WITH that land described in Decree of Quiet Title filed on July 12, 2004, in Skagit County Superior Court Cause No. 04-2-00526-7, more particularly

described as follows:

That portion of the West one half of the West one half of the Northwest Quarter of Section 32, Township 35 North, Range 4 East, W.M., lying North of the following described line "A" and East of the following described line

"B":

Line "A"
Beginning at a point on the West line of said Section that is 655.26 feet more or less South of the Northwest corner thereof on the North line of Tract 1 of Short Plat No. 61-88 produced and the true point of beginning of said line; thence South 89° 06" East, to the East line of said subdivision and the terminus of said line.
Line "B"
Beginning at a point on the North line of said Northwest Quarter, that is 9.71 chains (640.86 feet) East of the Northwest corner thereof; thence South to a point on the South line of said Northwest Quarter, that is 9.74 chains (642.84 feet) East of the Southwest corner thereof and the terminus of said line.
Except that portion conveyed to Bell Weather Properties llc by Deed recorded December 31, 2020 under recording number 202012310181.

Situate in the City of Burlington, County of Skagit, State of Washington.

PARCEL "B":

An easement for two driveways onto Skagit County access road described as

follows:

Beginning at a point on the West line of said section, which is 368.59 feet South of the Northwest corner thereof;
thence South 0°39'30" West, along said West line, 40.95 feet;
thence North 89°06'80" East, 642.84 feet (9.74 chains);
thence North 0°39'30" East, 41.07 feet, more or less, to a point which lies North

## EXHIBIT "A"
Legal Description
(continued)

89°06'30" East from the point of beginning;
thence South 89°06'30" West, 642.84 feet (9.74 chains) to the POINT OF

BEGINNING.

EXCEPT right-of-way of Old Highway 99, along the West line thereof, as it existed on March 31, 1953.
EXCEPT that portion of said property, if any, lying within the right-of-way of the Puget Sound Power and Light Company.

ALSO EXCEPT that portion conveyed to the State of Washington by instrument recorded on September 5, 1958, under Auditor's File No. 570005, records of Skagit County, Washington.
EXCEPT the East 100' of the above described parcel and the West 100' measured East of the East right-of-way line of Old Highway 99 of the above described parcel.



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## EXHIBIT "B"
Exceptions

1. Relinquishment of access to State Highway Number and of light, view and air by Deed:

   Grantee: State of Washington
   Recording Date: September 5, 1958
   Recording No.: 57009

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

   In favor of: The Pacific Telephone and Telegraph Company
   Purpose: Right to place and maintain anchor with the necessary wires and fixtures thereon
   Recording Date: May 13, 1927
   Recording No.: Volume 143, page 266

3. Covenants, conditions, restrictions and easements 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: October 4, 1990
   Recording No.: 9001040096

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

   In favor of: Puget Sound Power & Light Company
   Purpose: Electric and communications systems
   Recording Date: January 4, 1990
   Recording No.: 9001040097

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

   In favor of: Puget Sound Energy, Inc.
   Purpose: Guy wires, anchor poles and anchors
   Recording Date: May 10, 2004
   Recording No.: 200405100215

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

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## EXHIBIT "B"

Exceptions
(continued)

federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Binding Site Plan:

Recording No: 200407070145

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

8. 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 of the terms.