

When recorded return to:
Patrick A. Rimmer
P.O. Box 394
Burlington, WA 98233



200811190089

Skagit County Auditor

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STATUTORY WARRANTY DEED

P76821

94416
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) City of Sedro-Woolley, a Washington Municipal Corporation, for and in consideration of the terms of that certain agreement between the City of Sedro-Woolley and the Patrick A. Rimmer Family Limited Partnership dated November 12, 2008, conveys, and warrants to Patrick A. Rimmer Family Limited Partnership the following described real estate, situated in the County of Skagit, State of Washington:

LOTS 4, 5 AND THE EAST 20 FEET OF LOT 3 OF BLOCK 2, MOORE'S ADDITION TO WOOLLEY, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE AUDITOR OF SKAGIT COUNTY, WASHINGTON, ALSO TOGETHER WITH THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., LYING BETWEEN A LINE RUNNING NORTH AND SOUTH ALONG THE WEST LINE OF THE EAST 20 FEET OF LOT 3 AND THE EAST BOUNDARY OF LOT 5 OF BLOCK 2 OF "MOORE'S ADDITION TO WOOLLEY," PRODUCED NORTH. (PER THE TERMS OF SKAGIT COUNTY SUPERIOR COURT JUDGMENT TO QUIET TITLE, NO. 00-2-00260-5).

Provided that the City of Sedro-Woolley reserves unto itself an easement for utilities over, across and under the east twenty (20) feet of the property described above as follows:

1. Nature and Location of Easement. The Easement reserved herein shall be a permanent easement for the benefit of the City of Sedro-Woolley over, upon, across, through and under the east twenty (20) feet of the property described above, for the purposes of installing, laying, constructing, maintaining, inspecting, repairing, removing, replacing, renewing, using and operating sewer lines, together with all facilities, connectors, pump stations and appurtenances ("Sewer Lines"), including the right of ingress and egress with all necessary vehicles and equipment for said purposes.

2. Right of Entry. Grantee shall have the right, without notice and at all times as may be necessary to enter upon the Easement Area to install, lay, construct, maintain, inspect, repair, remove, replace, renew, use and operate the Sewer Lines.

3. Encroachment/Construction Activity. The fee owner shall not undertake, authorize, permit or consent to any construction or excavation including, without limitation, digging, tunneling, or other forms of construction activity on or near the Easement which might in any fashion unearth, undermine, or damage the Sewer Lines or endanger the lateral or other support of the Sewer Lines without the City's prior approval. The fee owner further agrees that no structure or obstruction including, without limitation, fences and rockeries shall be erected over, upon or within the Easement, and no trees, bushes or other shrubbery shall be planted or maintained within the Easement, without consent of the City, provided the fee owner shall have full use of the

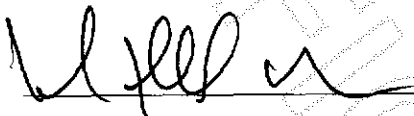
surface of the real property within the Easement, so long as such use does not interfere with the Easement or the Sewer Lines.

4. Binding Effect/ Warranty of Title. The Easement and the covenants, terms, and conditions contained herein are intended to and shall run with the Property and shall be binding upon Grantee and Grantor and their respective successors, heirs and assigns.

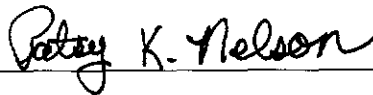
Tax Parcel Number(s): P76821

Dated: 11-18-08

ATTEST:



Mike Anderson, Mayor



Patsy Nelson, Clerk-Treasurer

3780

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 19 2008

Amount Paid \$ 0
Skagit Co. Treasurer
By *man* Deputy

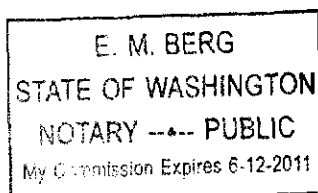
STATE OF WASHINGTON


ss.

COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that MIKE ANDERSON and PATSY NELSON are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledge it as the of MAYOR and CITY CLERK-TREASURER of the CITY OF SEDRO-WOOLLEY to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 11-18-08




Notary name printed or typed: E M BERG
Notary Public in and for the State of WASHINGTON
Residing at *Volunteer*
My appointment expires: 6-12-2011



200811190089
Skagit County Auditor

Accepted and approved:

Patrick A. Rimmer Family Limited Partnership

By: *Patrick A. Rimmer*

PATRICK A. RIMMER

Its: General Partner

STATE OF WASHINGTON

County of

}
}
} SS.
}

I certify that I know or have satisfactory evidence that PATRICK A. RIMMER is the person who appeared before me, and said person acknowledged that he is the individual described in and who signed this instrument as General Partner of the Patrick A. Rimmer Family Limited Partnership, a Limited Partnership, and acknowledged it to be his free and voluntary act, for the uses and purposes mentioned in this instrument, and on oath stated that he is authorized to execute the instrument.

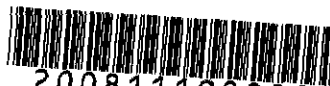
DATED: _____

Name (typed or printed): _____

NOTARY PUBLIC in and for the State of Washington

Residing at _____

My appointment expires: _____



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Skagit County Auditor

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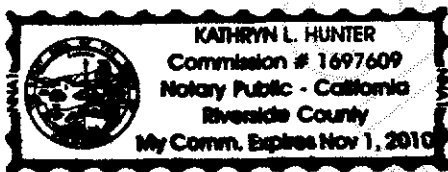
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Riverside

On November 17, 2008 before me, Kathryn L. Hunter, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Patrick A. Rimmer
Name(s) of Signer(s)



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.

Place Notary Seal Above

Signature Kathryn L. Hunter
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer Is Representing: _____

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer Is Representing: _____



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