



200910070053
Skagit County Auditor

10/7/2009 Page 1 of 3 11:35AM

AFTER RECORDING MAIL TO:

Kope Commercial Property, LLC
1420 Kope Road
Bellingham, WA 98226

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recordors use only

GUARDIAN NORTHWEST TITLE CO.

98355-1

STATUTORY WARRANTY DEED

File No: **4271-1473667 (HL)**

Date: **October 02, 2009**

Grantor(s): **C. L. McNallie and Loretta B. McNallie**

Grantee(s): **Kope Commercial Property, LLC**

Abbreviated Legal: **Ptn SW SE Sec. 18, Twsp 36, R 4 and Ptn NW NE Sec. 19, Twsp 36, R 4 (aka Ptn Tr. 10 Svy #8511150015)**

Additional Legal on page:

Assessor's Tax Parcel No(s): **P49463 and P49437**

THE GRANTOR(S) C. L. McNallie and Loretta B. McNallie, husband and wife for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Kope Commercial Property, LLC, a Washington limited liability company**, the following described real estate, situated in the County of **Skagit**, State of **Washington**.

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

Please see the legal description attached hereto and made a part hereof

Subject To: This conveyance is 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.

C. L. McNallie

Loretta B. McNallie

3071
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 07 2009

Amount Paid \$ 539.00
Skagit Co. Treasurer
By *MM* Deputy

APN: P49463

Statutory Warranty Deed
- continued

File No.: 4271-1473667 (HL)
Date: 10/02/2009

STATE OF Washington)
)-ss
COUNTY OF Skagit Whatcom

I certify that I know or have satisfactory evidence that **C. L. McNallie and Loretta B. McNallie**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/hers/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: Oct 5, 2009 Karyn Brandt

**KARYN BRANDT
STATE OF WASHINGTON
NOTARY PUBLIC
COMMISSION EXPIRES
NOVEMBER 5, 2009**

Notary Public in and for the State of Washington
Residing at: Bellingham
My appointment expires: Nov. 5, 2009



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Legal description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

That portion of the following described tract which lies Westerly of the centerline of that certain easement recorded May 10, 1984, under Auditor's File No. 8405100001:

That portion of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 18, Township 36 North, Range 4 East, W.M., and that portion of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 19, Township 36 North, Range 4 East, W.M., more particularly described as follows:

Beginning at the Southeast corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 19; thence North $0^{\circ}08'00''$ East along the East line of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, 701.26 feet to the true point of beginning; thence continuing North $0^{\circ}08'00''$ East, a distance of 624.31 feet to the Northeast corner of said Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$; thence North $2^{\circ}11'39''$ East along the East line of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 18, a distance of 265.02 feet; thence North $87^{\circ}03'07''$ West, a distance of 999.11 feet to the East line of Interstate 5; thence South $5^{\circ}54'43''$ East, a distance of 895.03 feet; thence South $86^{\circ}46'57''$ East, a distance of 895.41 feet to the true point of beginning.

TOGETHER WITH an easement for ingress, egress and utilities as set forth in easement recorded May 10, 1984, under Auditor's File No. 8405100001 (said property is also known as Tract 10 of the certain record of survey recorded November 15, 1985, in Volume 6 of Surveys, Pages 141-144, inclusive, under Auditor's File No. 8511150015, records of Skagit County, Washington.)

RHP
GP
L.B. ME
AM



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