When recorded return to:

Christopher L. Sahlin Westview Waterfront, LLC PO Box 97 Bellingham, WA 98227



5/7/2012 Page

1 of 14 4:12PM

Filed for record at the request of:



1616 Cornwall Avenue, Suite 115 Bellingham, WA 98225

Escrow No.: 245340964

CHICAGO TITLE 620013689

STATUTORY WARRANTY DEED

THE GRANTOR(S) Frederick D. Smith, as his separate estate; Allison Kay Hemingway, as her separate estate, C. Roger Sahlin and Gerry Anne Sahlin, husband and wife; Sigrid Ann Hoag, who acquired title as Sigrid Ann Sahlin, as her separate estate; Chris L. Sahlin, also shown of record as Christopher L. Sahlin, as his separate estate; Christopher L. Sahlin, as trustee of the Dylan Carl Hoag Educational Fund/Trust, dated July 12, 2011, and Christopher L. Sahlin, as Trustee of the Ellie Cassidy Hoag Educational Fund/Trust, dated July 12, 2011, each in indeterminate interests, as to PARCEL A;

and

Frederick D. Smith, as his separate estate; Allison Kay Hemingway, who acquired title as Allison Kay Hemingway, as her separate estate; C. Roger Sahlin and Gerry Anne Sahlin, husband and wife; Chris L. Sahlin, also shown of record as Christopher L. Sahlin, as his separate estate; Christopher L. Sahlin, as trustee of the Dylan Carl Hoag Educational Fund/Trust, dated July 12, 2011; and Christopher L. Sahlin, as Trustee of the Ellie Cassidy Hoag Educational Fund/Trust, dated July 12, 2011, each in indeterminate interests, as to PARCEL B;

and

Frederick D. Smith, as his separate estate; Allison Kay Hemingway, as her separate estate, C. Roger Sahlin and Gerry Anne Sahlin, husband and wife; Sigrid Ann Hoag, who acquired title as Sigrid Ann Sahlin, as her separate estate; Chris L. Sahlin, also shown of record as Christopher L. Sahlin, as his separate estate, each in indeterminate interests, as to PARCEL C;

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Westview Waterfront, 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: LTS 1-3, SCSP#PL07-0646, AND PTN GOV'T LOT 1 16-34-02

Tax/Map ID(s): 340215-3-001-0004 340216-0-001-0017 340215-3-001-0104 340215-3-001-0204

Tax Parcel Number(s): P20357, P20360, P130447, P130448, 340215-3-001-0004, 340216-0-001-0017, 340215-3-001-0104, 340215-3-001-0204

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

> 20121294 MAY 07 2012

Amount Paid \$ 26, 705 . (2)
Skagit Co. Treasurer
By Cinam Deputy

Statutory Warranty Deed (LPB 10-05) WA0000059.doc / Updated: 05.17.11

(continued)

Subject to:

1. Exceptions, reservations and recitals contained in the Instrument as set forth below:

Grantor:

John Edge and Ellen Edge, his wife, noncompetent Swinomish Indians

Recording Date: April 5, 1921 Recording No.: 148972

Said document provides for, among other things, the following:

There is reserved from the lands hereby granted, a right of way thereon for ditches or canals

constructed by authority of the United States

Affects: Parcels A and C

Exceptions, reservations and recitals contained in the Instrument as set forth below:

Grantor:

John LaHelma or Jerry Willup and Mary Willup, husband and wife of

Swinomish Indian

Reservation, Washington, noncompetent Skagit Indians

Recording No.: 236228

Said document provides for, among other things, the following:

And there is reserved from the lands hereby granted a right of way thereon for ditches and canals constructed by authority of the United States

Affects: Parcel B

Exceptions, reservations and recitals contained in the Instrument as set forth below:

Grantor:

Alexis Edge, unallotted Swinomish, a single man

Recording Date: May 19, 1960

Recording No.: 596724

Said document provides for, among other things, the following:

Excepting and reserving unto the grantor, his heirs and assigns 100% of all minerals, including

oil and gas, together with the right to prospect for, mine and remove same

Affects: Parcels A and C

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:

Cascade Natural Gas Corporation, a Washington Corporation

Purpose:

Gas Pipeline

Recording Date: September 14, 1988

Recording No.: 8809140036

Affects: Undisclosed portion of said premises, as constructed

Lot of Record Certification

Recording Date: June 11, 2007 Recording No.: 200706110195

Affects: Parcels A and C

Lot of Record Certification

Recording Date: June 11, 2007 Recording No.: 200706110194

Affects: Parcel B

As to any portion of said land now, formerly or in the future covered by water: Questions or

Statutory Warranty Deed (LPB 10-05) WA0000059.doc / Updated: 05.17.11

WA-CT-FNBG-02150.622443-245340964



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(continued)

adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SKAGIT COUNTY SHORT PLAT NO. PL07-0646 (SNEE-OOSH SHORT PLAT):

Recording No: 201012150048 Amended by: 201012280128 Plat Lot of Record Certification

Recording Date: December 15, 2010
Recording No.: 201012150049
Affects: Parcels A and C

Affects: Parcels A and C

| Dated: April 20, 2012 | The state of the s |
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| BY: | |
| Christopher L. Sahlin Trustee | <u> </u> |
| Hustee | |
| The Ellie Cassidy Hoag Educational Fu | ind/Trust, dated July 12, 2011 |
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| BY: | |
| Christopher L. Sahlin | |
| Trustee | |
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| Frederick D. Smith | |
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| Allison Kay Hemingway | |
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Statutory Warranty Deed (LPB 10-05) WA0000059.doc / Updated: 05.17.11

201205070164 Skagit County Auditor

Skagit County Additor
5/7/2012 Page 3 of 14 4:12PM

(continued)

adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SKAGIT COUNTY SHORT PLAT NO. PL07-0646 (SNEE-OOSH SHORT PLAT):

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| Dated: April 20, 2012 | |
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| Sigrid Arm Hoag | |
| Chris L. Sahlin | |
| The Dylan Carl Hoag Educational Fund | l/Trust, dated July 12, 2011 |
| BY: | Personal Professional Profession and |
| Christopher L. Sahlin Trustee | |
| The Ellie Cassidy Hoag Educational Fu | nd/Trust, dated July 12, 2011 |
| BY: Christopher L. Sahlin Trustee | |
| Frederick D. Smith | ····· |
| Allison Kay Hemingway | |

Statutory Warranty Deed (LPB 10-05) WA0000059.doc / Updated: 05.17.11

WA-CT-FNBG-02150.622443-245340964



5/7/2012 Page 4 of 14 4:12PM

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| The Dylan Carl Hoag Educational Fur | nd/Trust, dated July 12, 2011 🦨 |
| BY: | |
| Christopher L. Sahlin | |
| Trustee | |
| The Ellie Cassidy Hood Educational F | Sund/Trust dated July 12, 2011 |
| The Ellie Cassidy Hoag Educational F | undrifust, dated July 12, 2011 |
| BY: | |
| Christopher L. Sahlin | |
| Trustee | |
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| Frederick D. Smith | |
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| Allison Kay Hemingway | |
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Statutory Warranty Deed (LPB 10-05) WA0000059.doc / Updated: 05.17.11

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| Gerry Ann Sahlin | |
| Sigrid Ann Hoag | |
| Chris L. Sahlin | |
| The Dylan Carl Hoag Educational Fund/Trust, | dated July 12, 2011 |
| BY:Christopher L. Sahlin Trustee | * And Profession and State of |
| The Ellie Cassidy Hoag Educational Fund/Trus | st, dated July 12, 2011 |
| BY: Christopher Sahlin | |

Statutory Warranty Deed (LPB 10-05) WA0000059.doc / Updated: 05.17.11

Trustee

ederick D. Smith



5/7/2012 Page

6 of '

14 4:12PM

| State of California | | 1 |
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| A A Sure Contract of the Contr | | ļ |
| County of RIVERSIDE | | _J , |
| On APRIL 23, 2012 before | me, Ha | Here Insert Name and Title of the Officer SAHLIN Name(s) of Signaries |
| personally appeared | RY ANN | SAHLIN |
| | | Name(s) of Signer(s) |
| ———— ————————————————————————————————— | | |
| | v | who proved to me on the basis of satisfactory |
| And the state of t | | evidence to be the person(s) whose name(s) is/are |
| | | subscribed to the within instrument and acknowledged |
| HELENE W. SHAUN | | o me that be/she/they executed the same in |
| COMM. #1898904 | ∕ ≛ b | his/her/t heir authorized capacity(iss), and that by his/her/their signature(s) on the instrument the |
| NOTARY PUBLIC • CALIFOI RIVERSIDE COUNTY | | person(s), or the entity upon behalf of which the |
| Commission Engine SEPT 5. | | person(s) acted, executed the instrument. |
| | "NYZ 4 | portify under DENALTY OF DED HIDV under the |
| | 2 2 2 30 30 | certify under PENALTY OF PERJURY under the aws of the State of California that the foregoing |
| | 427 477 | paragraph is true and correct. |
| | | • |
| | > V | VITNESS my hand and official seal. |
| | 8 | |
| Place Notary Seal Above | S | Signature: Helene W. Sharry Signature of Notary Public |
| | — ОРТІОІ | |
| r nough the information below is not and could prevent fraudu | ! required by law, ! :lent removal and ! | it may prove valuable to persons relying on the document reattachment of this form to another document. |
| Description of Attached Docum | ent | |
| The of Type of Document. | TUTORY | |
| Document Date: MRIC | - 20, 20 | Number of Pages: 7 |
| Signer(s) Other Than Named Above: | | |
| Capacity(ies) Claimed by Signer | • | |
| Signer's Name: | | Signer's Name: |
| Corporate Officer Title(s): | | |
| | RIGHT THUMBPRINT OF SIGNER | |
| | OF SIGNER Top of thumb here | ☐ Partner — ☐ Limited ☐ General ☐ Top of thumb here |
| ☐ Attorney in Fact | | ☐ Attorney in Fact |
| ☐ Trustee | | □ Trustee |
| | | ☐ Guardian or Conservator |
| ☐ Guardian or Conservator | | □ Other: |
| ☐ Guardian or Conservator ☐ Other: | | |
| | | |
| | | Signer Is Representing: |
| ☐ Other: | | Signer Is Representing: |



(continued)

| County of RIVERSIDE | |
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| I certify that I knower have satisfactory GERRY ANN S | AHLIN |
| is/set the person(s) who app (he/she/they) signed this of instrument for the uses and purposes mentioned in | peared before me, and said person(s) acknowledged that and acknowledged it to be (his/her/their) free and voluntary act in this instrument. |
| Dated: 4pnl 23, 2012 | |
| See attached teknowledgement form. | Name: HELENE W. SHAUNTY |
| Acknowledgement form. | Notary Public in and for the State of Washington CALIFORA Residing at: INDIAN WELLS TARE My appointment expires: 915 2014 |
| State of Washington | |
| County of Whatcom | |
| I certify that I know or have satisfactory C. Roger Sahlin | evidence that |
| is/are the person(s) who app (he/she/they) signed this of instrument for the uses and purposes mentioned in | peared before me, and said person(s) acknowledged that and acknowledged it to be (his/her/their) free and voluntary act in this instrument. |
| Dated: April 24, 2012 | - Kan San San San San San San San San San S |
| | thom Diver |
| | Name: Antonia Oliver |
| | Notary Public in and for the State of Washington Residing at: Bellingham , WA |
| | My appointment expires: 11-19-12 |
| State of Washington | |
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| County of | The second section of the sect |
| I certify that I know or have satisfactory | evidence that |
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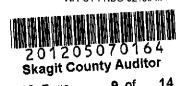


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| Montana | |
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| State of Washington | |
| County of Missoula | |
| certify that I know or have satisfactory | evidence that |
| isyare the person(s) who app | peared before me, and said person a acknowledged that |
| (he she)they) signed this of instrument a | and acknowledged it to be (his/ter)their) free and voluntary act |
| 1 1 30 3 - 1- | 7 |
| Dated: 400 CO COTO | |
| SALLY PERYAM NOTARY PUBLIC - MONTANA | . Sallet Torgan |
| * NOTARIAL * Residing at Minsouls Montana | Name: // Sally-Peryam |
| SEAL My Comm. Expires Dec. 15, 2912 | Notary Public of and for the State of Washington Montano Residing at: 1150010 -WA MT |
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| for the uses and purposes mentioned in | and acknowledged it to be (his/her/their) free and voluntary act in this instrument. |
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Statutory Warranty Deed (LPB 10-05) WA0000059.doc / Updated: 05.17.11

WA-CT-FNBG-02150 622443-24524000



5/7/2012 Page 9 of 14 4:12PM

| State of California | | 1 |
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| County of RIVERS | DE | } |
| | | —J |
| On MKIC 24, 2812 befo | re me, [+c | Here Insert Name and Title of the Officer |
| personally appeared | CHRISTOP | HER SAHLIN |
| | - | Name(s) of Signer(s) |
| | | |
| | | who proved to me on the basis of satisfactory |
| | Articles (Feb. 1997) | evidence to be the person(s) whose name(s) is /are subscribed to the within instrument and acknowledged |
| | A 1 | to me that he/s he/they executed the same in |
| | N 25' 18' | his/h er/their authorized capacity(ies), and that by |
| HELENE W. SH | | nis/h er/their signature(s) on the instrument the person(s), or the entity upon behalf of which the |
| COMM. #189 NOTARY PUBLIC • C | 6904 🔮 | person(s) acted, executed the instrument. |
| RIVERSIDE CO Commission Expires S | | certify under PENALTY OF PERJURY under the |
| | | aws of the State of California that the foregoing |
| | | paragraph is true and correct. |
| | | |
| | | WITNESS my hand and official seal. |
| | | No. |
| Place Notary Seal Aboys | ; | Signature: Helene W. Shaumh |
| Place Notary Seal Above | | Signature: Staumh Signature of Notary Public |
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| Though the information below is and could prevent fra Description of Attached Doc Title or Type of Document: Document Date: Signer(s) Other Than Named Abo Capacity(ies) Claimed by Sig Signer's Name: Corporate Officer — Title(s): Individual Partner — Limited General Attorney in Fact Trustee Guardian or Conservator Other: | PIGHT THUMBPRINT OF SIGNER Top of thumb here | Signature: Shaumh Signature of Notary Public NAL it may prove valuable to persons relying on the document reattachment of this form to another document. 2 WARANTY DED Number of Pages: 7 Signer's Name: Corporate Officer — Title(s): Individual Partner — Limited General Attorney in Fact Guardian or Conservator Other: |
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| State of California |) |
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| County of RIVERSIDE | |
| On MPRIC24, 2012 before me, | Here Insert Name and Title of the Officer |
| personally appeared | KISTOPHER SAILLIN |
| | 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/heatheir authorized capacity(ies), and that by |
| HELENE W. SHAUNTY | 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/hen/their authorized capacity(ies), and that by his/hen/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. |
| COMM. #1898904 PHYSICAL HOTARY PUBLIC • CALIFORNIA 2 | person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. |
| RIVERSIDE COUNTY Commission Engine SEPT 5, 2014 | |
| | Leertify under PENALTY OF PERJURY under the |
| | laws of the State of California that the foregoing paragraph is true and correct. |
| N. | paragraph to true and control. |
| | WITNESS my hand and official seal. |
| | Magana Magana |
| Piace Notary Seal Above | Signature: Signature of Notary Public |
| | PTIONAL ———————————————————————————————————— |
| and could prevent fraudulent remo | by law, it may prove valuable to persons relying on the document wal and reattachment of this form to another document. |
| Description of Attached Document | |
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| | WARRENTY DOED AS TRUSTEE OF THE ELLIE CAS |
| Title or Type of Document: STATUTORY L Document Date: 4 20 12 | HOAG Educational Fund (Trus |
| Document Date: 4 20 12 Signer(s) Other Than Named Above: | HOAG Educational Fund (Trus |
| Document Date: | HOAG Educational Fund (Trus |
| Document Date: 4 20 12 Signer(s) Other Than Named Above: Capacity(ies) Claimed by Signer(s) Signer's Name: | HOAG Educational Fund (Trus |
| Document Date: 4 20 12 Signer(s) Other Than Named Above: Capacity(ies) Claimed by Signer(s) Signer's Name: Corporate Officer — Title(s): | HOAG Educational Fund (Trus |
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| Signer(s) Other Than Named Above: | HOAG Educational Fund (Trus |
| Signer(s) Other Than Named Above: | Signer's Name: Corporate Officer — Title(s): Individual RICHT THUMBPRINT OF SIGNER Top of thumb here Attorney in Fact Trustee Guardian or Conservator Other: Other: |



| State of California |) |
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| County of RIVERSIDE | } |
| | |
| On AFRIL 24, 2012 before me, | HELENE W. SHAUNTY Notary Public Here Insert Name and Title of the Officer |
| personally appeared CHRIS7 | TOPHER SAHLIN |
| | Name(s) of Signer(s) |
| | |
| HELENE W. SHAUNTY COMM. #1898904 NOTARY PUBLIC • CALIFORMA RIVERSIDE COLINTY | who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/assesubscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/he/their authorized capacity(ies), and that by his/he/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. |
| Commission Expires SEPT 5, 2014 | 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: Helene W. Sharmy |
| Though the information below is not required and could prevent fraudulent remains and Attached Bookings. | DPTIONAL d by law, it may prove valuable to persons relying on the document oval and reattachment of this form to another document. |
| Title or Type of Document: | WARRENTY DOED as Trustee of the Dylan Care |
| Document Date: 4/20/12 | Number of Pages: ———————————————————————————————————— |
| Signer(s) Other Than Named Above: Capacity(ies) Claimed by Signer(s) | |
| Signer's Name: | Signer's Name: |
| □ Corporate Officer — Title(s): | |
| □ Individual RIGHT THU OF SIG | |
| ☐ Partner — ☐ Limited ☐ General Top of thu ☐ Attorney in Fact | ımb here ☐ Partner — ☐ Limited ☐ General Top of thumb here ☐ Attorney in Fact |
| ☐ Trustee | ☐ Trustee |
| ☐ Guardian or Conservator | ☐ Guardian or Conservator |
| □ Other: | □ Other: |
| Signer Is Representing: | Signer Is Representing: |
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(continued)

| State of Washington | |
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| County of | |
| I certify that I know or have satisfactory | evidence that |
| | |
| is/are the person(s) who apper (he/she/they) signed this of instrument a for the uses and purposes mentioned in | eared before me, and said person(s) acknowledged that and acknowledged it to be (his/her/their) free and voluntary act this instrument. |
| Dated: | |
| | Name: Notary Public in and for the State of Washington Residing at: My appointment expires: |
| State of Washington | |
| County of King | |
| I certify that I know or have satisfactory | evidence that Frederick D. Sm.tt |
| is/are the person(s) who apper (he/she/they) signed this of instrument a for the uses and purposes mentioned in Dated: State of Washington County of | Notary Public in and for the State of Washington Residing at: My appointment expires: Notary Public in and for the State of Washington Residing at: My appointment expires: 3/15/2013 |
| is/are the person(s) who appe | eared before me, and said person(s) acknowledged that |
| | nd acknowledged it to be (his/her/their) free and voluntary act |
| Dated: Apr. 128, 2012 | (Jan Filand |
| OONC MANAGEMENT OF WASHINGTON | Name: Dockers Notary Public in and for the State of Washington Residing at: Seettle WA My appointment expires: 3/15/2013 |

Statutory Warranty Deed (LPB 10-05) WA0000059.doc / Updated: 05.17.11

201205070164 Skagit County Auditor

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): P20357, P20360, P130447 and P130448

340215-3-001-0004, 340216-0-001-0017, 340215-3-001-0104 and Tax Map ID(s):

340215-3-001-0204

PARCEL A:

Lot 3, SKAGIT COUNTY SHORT PLAT NO. PL07-0646 (SNEE-OOSH SHORT PLAT), approved December 13, 2010 and recorded December 15, 2010 under Auditor's File No. 201012150048 and amended by Affidavit of Minor Correction of Survey recorded under Auditor's File No. 201012280128, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

Government Lot 1, Section 16, Township 34 North, Range 2 East, of the Willamette Meridian;

EXCEPT the following described property:

Beginning at the southwest corner of Section 15, Township 34 North, Range 2 East, of the Willamette Meridian; thence north 3° 09' 00" east along the west line of the Southwest quarter of the Southwest of 160.19 feet; to a point on the line of ordinary high tide; thence south 24° 33' 00" west along said line of ordinary high tide, a distance of 285.00 feet; thence south 89° 12' 00" east a distance of 718.17 feet to the true point of beginning of this description, as conveyed to G.R. Larson and Dorothy B. Larson, husband and wife, by Warranty Deed recorded January 18, 1968 under Auditor's File No. 709148, records of Skagit County, Washington;

ALSO EXCEPT any portion thereof lying within the county road now know as Snee-Oosh Road.

Situated in Skagit County, Washington

PARCEL C:

Lots 1 and 2, SKAGIT COUNTY SHORT PLAT NO. PL07-0646 (SNEE-OOSH SHORT PLAT), approved December 13, 2010 and recorded December 15, 2010 under Auditor's File No. 201012150048 and amended by Affidavit of Minor Correction of Survey recorded under Auditor's File No. 201012280128, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Statutory Warranty Deed (LPB 10-05) WA0000059.doc / Updated: 05.17.11

Skagit County Auditor

5/7/2012 Page

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