

When recorded return to:  
Christopher L. Sahlin  
Westview Waterfront, LLC  
PO Box 97  
Bellingham, WA 98227



201205070164  
Skagit County Auditor

5/7/2012 Page 1 of 14 4:12PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

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 Hemmingway, 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

2012 12 94  
MAY 07 2012

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

WA-CT-FNBG-02150.622443-245340964

Amount Paid \$ 26,705.<sup>00</sup>  
Skagit Co. Treasurer  
By *C. Smith* Deputy

## STATUTORY WARRANTY DEED

(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

(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

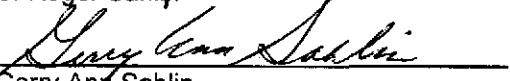
Recording Date: December 15, 2010

Recording No.: 201012150049

Affects: Parcels A and C

Dated: April 20, 2012

  
C. Roger Sahlin

  
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

The Ellie Cassidy Hoag Educational Fund/Trust, dated July 12, 2011

BY: \_\_\_\_\_  
Christopher L. Sahlin  
Trustee

\_\_\_\_\_  
Frederick D. Smith

\_\_\_\_\_  
Allison Kay Hemingway



## STATUTORY WARRANTY DEED

(continued)

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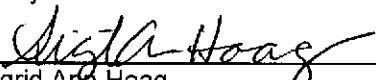
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Affects: Parcels A and C

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BY: \_\_\_\_\_

Christopher L. Sahlin  
Trustee

The Ellie Cassidy Hoag Educational Fund/Trust, dated July 12, 2011

BY: \_\_\_\_\_

Christopher L. Sahlin  
Trustee

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Frederick D. Smith

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Allison Kay Hemingway



## STATUTORY WARRANTY DEED

(continued)

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The Dylan Carl Hoag Educational Fund/Trust, dated July 12, 2011

BY: 

\_\_\_\_\_  
Christopher L. Sahlin  
Trustee

The Ellie Cassidy Hoag Educational Fund/Trust, dated July 12, 2011

BY: 

\_\_\_\_\_  
Christopher L. Sahlin  
Trustee

\_\_\_\_\_  
Frederick D. Smith

\_\_\_\_\_  
Allison Kay Hemingway



## STATUTORY WARRANTY DEED

(continued)

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Gerry Ann Sahlin

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Sigrid Ann Hoag

\_\_\_\_\_  
Chris L. Sahlin

The Dylan Carl Hoag Educational Fund/Trust, dated July 12, 2011

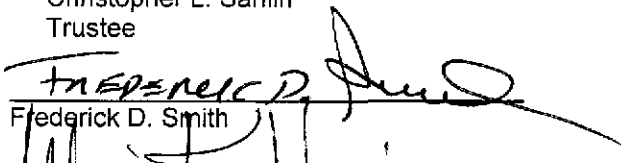
BY: \_\_\_\_\_

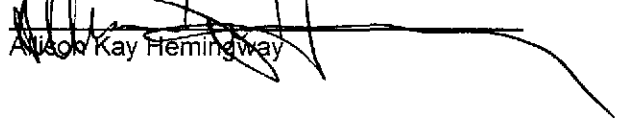
Christopher L. Sahlin  
Trustee

The Ellie Cassidy Hoag Educational Fund/Trust, dated July 12, 2011

BY: \_\_\_\_\_

Christopher L. Sahlin  
Trustee

  
Frederick D. Smith

  
Allison Kay Hemingway



# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

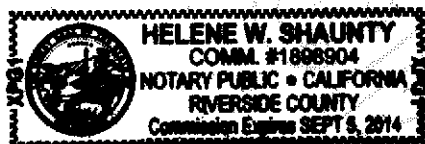
CIVIL CODE § 1189

State of California

County of RIVERSIDE

On APRIL 23, 2012 before me, HELENE W. SHAUNTY Notary Public

personally appeared GERRY ANN SAHLIN



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.

Signature: Helene W. Shaunty

Place Notary Seal Above

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: STATUTORY WARRANTY DEED

Document Date: APRIL 20, 2012

Number of Pages: 7

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

☐ Corporate Officer -- Title(s): \_\_\_\_\_

☐ Individual

☐ Partner -- ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

Signer's Name: \_\_\_\_\_

☐ Corporate Officer -- Title(s): \_\_\_\_\_

☐ Individual

☐ Partner -- ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
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201205070164  
Skagit County Auditor

# STATUTORY WARRANTY DEED

(continued)

State of ~~Washington~~ CALIFORNIA

County of RIVERSIDE

I certify that I ~~know~~ have satisfactory evidence that

GERRY ANN SAHLIN

is/~~are~~ the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 23, 2012

*see attached  
CA Acknowledgement form.*

Helen W. Shaunty

Name: HELEN W. SHAUNTY

Notary Public in and for the State of ~~Washington~~ CALIFORNIA

Residing at: INDIAN WELLS, ~~WA~~ CA

My appointment expires: 9/5/2014

State of Washington

County of Whatcom

I certify that I know or have satisfactory evidence that

C. Roger Sahlin

is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 24, 2012

Antonia Oliver

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

County of \_\_\_\_\_

I certify that I know or have satisfactory evidence that

is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

Name: \_\_\_\_\_

Notary Public in and for the State of Washington

Residing at: \_\_\_\_\_, WA

My appointment expires: \_\_\_\_\_



201205070164

Skagit County Auditor



STATUTORY WARRANTY DEED

(continued)

State of Montana

County of Missoula

I certify that I know or have satisfactory evidence that

Sigrid Ann Hoag  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: April 23, 2012



SALLY PERYAM  
NOTARY PUBLIC - MONTANA  
Residing at Missoula, Montana  
My Comm. Expires Dec. 15, 2012

Sally Peryam  
Name: Sally Peryam  
Notary Public in and for the State of Montana  
Residing at: Missoula WA-MT  
My appointment expires: Dec 15, 2012

State of Washington

County of \_\_\_\_\_

I certify that I know or have satisfactory evidence that

\_\_\_\_\_ is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public in and for the State of Washington  
Residing at: \_\_\_\_\_, WA  
My appointment expires: \_\_\_\_\_

State of Washington

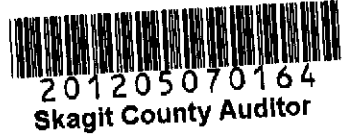
County of \_\_\_\_\_

I certify that I know or have satisfactory evidence that

\_\_\_\_\_ is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public in and for the State of Washington  
Residing at: \_\_\_\_\_, WA  
My appointment expires: \_\_\_\_\_



# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of RIVERSIDE

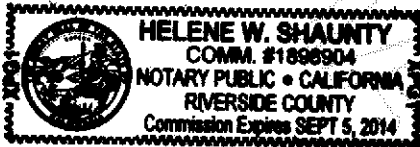
On APRIL 24, 2012 before me, HELENE W. SHAUNTY

Date

Here Insert Name and Title of the Officer

personally appeared CHRISTOPHER SAHLIN

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.

Signature: Helene W. Shaunty

Signature of Notary Public

Place Notary Seal Above

## 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: STATUTORY WARRANTY DEED

Document Date: 4/20/12

Number of Pages: 7

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
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201205070164  
Skagit County Auditor

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of RIVERSIDE

On APRIL 24, 2012 before me,

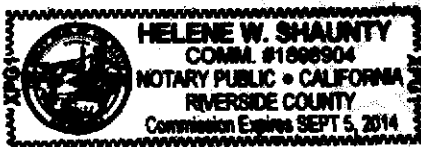
HELENE W. SHAUNTY, Notary Public

Here Insert Name and Title of the Officer

personally appeared

CHRISTOPHER SAILIN

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.

Signature:

Helene W. Shaunty

Signature of Notary Public

Place Notary Seal Above

## 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: STATUTORY WARRANTY DEED AS TRUSTEE OF THE ELIE CASSIDY HOAG Educational Fund / Trust

Document Date: 4/20/12

Number of Pages: 7

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

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OF SIGNER  
Top of thumb here

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

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201205070164

Skagit County Auditor

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

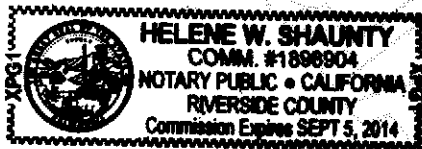
State of California

County of RIVERSIDE

On APRIL 24, 2012 before me, HELENE W. SHAUNTY Notary Public

personally appeared CHRISTOPHER SAHLIN

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.

Signature: Helene W. Shaundy

Place Notary Seal Above

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: STATUTORY WARRANTY DEED as Trustee of the Dylan Carl Hoag Educational Fund/Trust

Document Date: 4/20/12

Number of Pages: 7

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

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

Signer Is Representing: \_\_\_\_\_

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OF SIGNER  
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Signer's Name: \_\_\_\_\_

- ☐ Corporate Officer — Title(s): \_\_\_\_\_
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- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
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- ☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

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201205070164

Skagit County Auditor

STATUTORY WARRANTY DEED

(continued)

State of Washington

County of \_\_\_\_\_

I certify that I know or have satisfactory evidence that

\_\_\_\_\_ is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

Name: \_\_\_\_\_  
Notary Public in and for the State of Washington  
Residing at: \_\_\_\_\_, WA  
My appointment expires: \_\_\_\_\_

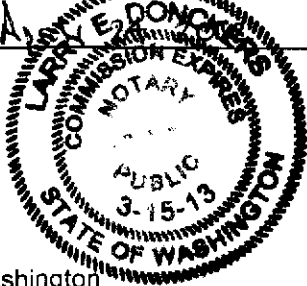
State of Washington

County of King

I certify that I know or have satisfactory evidence that

\_\_\_\_\_ is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_



Name: Larry E. Donckers  
Notary Public in and for the State of Washington  
Residing at: Seattle, WA  
My appointment expires: 3/15/2013

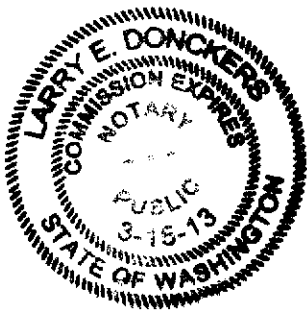
State of Washington

County of King

I certify that I know or have satisfactory evidence that

\_\_\_\_\_ is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 28, 2012



Name: Larry E. Donckers  
Notary Public in and for the State of Washington  
Residing at: Seattle, WA  
My appointment expires: 3/15/2013



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s):** P20357, P20360, P130447 and P130448  
**Tax Map ID(s):** 340215-3-001-0004, 340216-0-001-0017, 340215-3-001-0104 and  
340215-3-001-0204

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**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 quarter of said section 15, a distance of 1321.06 feet to the northwest corner of said Southwest quarter of the Southwest quarter; thence north 29° 43' 00" east along the centerline of that county Road known as Snee-Oosh Road No. 353, a distance of 900.44 feet to the true point beginning of this description; thence north 29° 43' 00" east along the centerline of said county road, a distance of 219.28 feet; thence north 89° 12' 00" west a distance of 564.83 feet; thence north 63° 42' 00" west a distance 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.

