

RECORDING REQUESTED BY:

Laura Minton Breckenridge
P.O. Box 178
Bow, WA 98232-0178



201206040119

Skagit County Auditor

6/4/2012 Page 1 of 5 4:04PM

WHEN RECORDED MAIL TO:

12730 Leatherwood Lane LLC
325 E George Hopper Rd #105
Burlington, WA 98233

CHICAGO TITLE

(Space above this line is for Recorder's use)

620014978

STATUTORY WARRANTY DEED

The information contained in this boxed section is for recording purposes only pursuant to RCW 65.04, and is not to be relied upon for any other purpose, and shall not affect the intent of or any warranty contained in the document itself.

Document Title: Statutory Warranty Deed

Grantor: LEATHERWOOD TRUST

Grantee: 12730 LEATHERWOOD LANE LLC, a Washington limited liability company

Abbreviated Legal Description: PTN NE NE, 19-35-03 and PTN NW NW, 20-35-03

Complete or Additional Legal Description on Exhibit A of Document.

Assessor's Parcel Number(s): 350319-1-003-0000 AND 350320-2-002-0100

* FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, LEATHERWOOD TRUST hereby conveys and warrants to 12730 LEATHERWOOD LANE LLC, a Washington limited liability company, the real property located in the County of Skagit, State of Washington, more particularly described in **Exhibit A**, attached hereto.

SUBJECT TO: Taxes and assessments not yet due and payable and the title exceptions of record.

*THOMAS J. PAULUS and LAURA MINTON BRECKENRIDGE, Co-Trustees of the

DATED: June 4, 2012

GRANTOR:

LEATHERWOOD TRUST

By: 

Thomas J. Paulus, Co-Trustee

By: 

Laura Minton Breckenridge, Co-Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20121608

JUN 04 2012

Amount Paid \$ 22,522.⁰⁰
Skagit Co. Treasurer
By *mm* Deputy

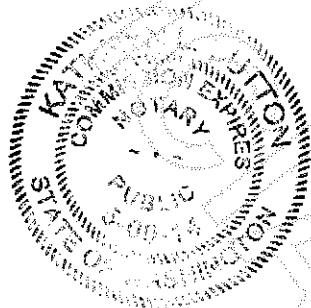
STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On May 23, 2012, before me, the undersigned, a Notary Public in and for above said State, duly commissioned and sworn, personally appeared THOMAS J. PAULUS AND LAURA MINTON BRECKENRIDGE, to me known to be Co-Trustees of Leatherwood Trust, that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of the trust, for the uses and purposes therein mentioned, and on oath stated that the trust executed it.

WITNESS my hand and official seal.

Kathryn Linton

Kathryn L. Sutton
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My Commission Expires: May 9, 2014



201206040119
Skagit County Auditor

EXHIBIT A
to
Deed

PARCEL A:

That portion of the Northeast Quarter of the Northeast Quarter of Section 19, Township 35 North, Range 3 East, W.M., lying Southerly of the Joe Leary Slough, EXCEPT the tract conveyed to William Esary by deed dated January 21, 1909 and recorded January 21, 1909 under Auditor's File No. 71571, described as follows:

"Beginning at the Southwest corner of the Northeast Quarter of the Northeast Quarter of Section 19, Township 35 North, Range 3 East, W.M.;

Thence running East on the South line of said forty, 12 rods;

Thence North, parallel with the West line of said Forty, to the South bank of said Joe Leary Slough;

Thence in a Northwesterly direction following along said slough, to the West line of said above described forty;

Thence South along the West line of said forty to the place of beginning; (said tract of land being 12 rods in width and extending from the South line of said forty North to said Joe Leary Slough)."

EXCEPT that portion of the Northeast Quarter of the Northeast Quarter of Section 19, Township 35 North, Range 3 East, W.M., lying Easterly of the West 198.00 feet of the Northeast Quarter of the Northeast Quarter, and lying Southerly of the Joe Leary Slough, and lying Northerly of the following described line:

Beginning at a point on the East line of said Section 19, lying South 1 Degrees 10'20" West a distance of 769.81 feet from the Northeast corner of said Section 19;

Thence North 80 Degrees 40'31" West a distance of 76.82 feet;

Thence North 80 Degrees 43'02" West a distance of 272.16 feet;

Thence North 81 Degrees 46'12" West a distance of 126.65 feet;

Thence North 69 Degrees 07'00" West a distance of 224.38 feet;

Thence North 71 Degrees 15'18" West a distance of 378.56 feet;

Thence North 41 Degrees 06'52" West a distance of 113.90 feet to the East line of the West 198.00 feet of said Northeast Quarter of Section 19, being the terminus of said line.

AND EXCEPT that portion of the Northeast Quarter of the Northeast Quarter of Section 19, Township 35 North, Range 3 East, W.M., described as follows:

Commencing at the Southeast corner of said Northeast Quarter of the Northeast Quarter; Thence North 88 Degrees 34'47" West, along the South line of said Northeast Quarter of the Northeast Quarter, a distance of 320.17 feet to the TRUE POINT OF BEGINNING; Thence continuing North 88 Degrees 34'47" West a distance of 277.26 feet;

Thence North 01 Degrees 25'13" East a distance of 53.16 feet;



201206040119

Skagit County Auditor

Thence South 88 Degrees 34'47" East a distance of 277.26 feet;
Thence South 1 Degree 25'13" West a distance of 53.16 feet to the **TRUE POINT OF BEGINNING**.

AND TOGETHER WITH That portion of the Northwest Quarter of the Northwest Quarter of Section 20, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at a point on the West line of said Section 20, lying South 1 Degree 10'20" West a distance of 769.81 feet from the Northwest corner of said Section 20;
Thence continuing South 1 Degree 10'20" West a distance of 560.71 feet to the Southwest corner of said Northwest Quarter of the Northwest Quarter;
Thence South 89 Degrees 22'47" East along the South line of said Northwest Quarter of the Northwest Quarter, a distance of 150.00 feet;
Thence North 1 Degree 10'20" East a distance of 537.78 feet;
Thence North 80 Degrees 40'31" West a distance of 151.52 feet to the Point of Beginning.

Situated in County of Skagit, State of Washington.

PARCEL B:

TOGETHER WITH an Easement for road purposes over the following described tract:

Commencing at the Southwest corner of the Northeast Quarter of the Northeast Quarter of Section 19, Township 35 North, Range 3 East, W.M.;
Thence running East on South line of said forty, 12 rods;
Thence running North parallel with the West line of said forty, to South bank of Joe O'Leary's Slough;
Thence in a Westerly and Northerly direction following along the said slough to West line of above described forty;
Thence South following along the West line of said forty to place of beginning.
Said tract of land being 12 rods in width and extending from the South line of said forty to Joe O'Leary's Slough.

Except any portion lying within PARCEL A;

Situated in County of Skagit, State of Washington.

PARCEL C:

TOGETHER WITH a non-exclusive easement for septic drainfield, over, under, across and through the following described parcels 1 and 2, appurtenant to PARCEL A above, and as created by instrument, upon and subject to all of the provisions therein contained, dated April 24, 2012, recorded April 26, 2012 under recording number 201204260040, Records of Skagit County, Washington:

1. That portion of the Northeast Quarter of the Northeast Quarter of Section 19, Township 35



201206040119
Skagit County Auditor

North, Range 3 East, W.M., described as follows:

Beginning at a point on the East line of said Section 19, lying South 1 Degree 10'20" West a distance of 769.81 feet from the Northeast corner of said Section 19;

Thence North 80 Degrees 40'31" West, a distance of 30.31 feet to the **TRUE POINT OF BEGINNING**;

Thence North 80 Degrees 40'31" West a distance of 46.51 feet;

Thence North 80 Degrees 43'02" West a distance of 54.51 feet;

Thence North 1 Degree 10'21" East a distance of 243.10 feet;

Thence South 88 Degrees 49'39" East a distance of 100.00 feet;

Thence South 1 Degree 10'21" West a distance of 257.39 feet to the **TRUE POINT OF BEGINNING**.

2. That portion of the Northeast Quarter of the Northeast Quarter of Section 19, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at a point on the East line of said Section 19, lying South 1 Degree 10'20" West a distance of 769.81 feet from the Northeast corner of said Section 19;

Thence North 80 Degrees 40'31" West, a distance of 76.82 feet;

Thence North 80 Degrees 43'02" West a distance of 272.16 feet;

Thence North 81 Degrees 46'12" West a distance of 126.65 feet;

Thence North 69 Degrees 07'00" West a distance of 224.38 feet;

Thence North 71 Degrees 15'18" West a distance of 22.35 feet to the **TRUE POINT OF BEGINNING**;

Thence North 71 Degrees 15'18" West a distance of 165.39 feet;

Thence North 08 Degrees 26'03" East a distance of 107.89 feet;

Thence North 57 Degrees 33'23" East a distance of 169.92 feet;

Thence South 00 Degrees 35'38" West a distance of 251.05 feet to the **TRUE POINT OF BEGINNING**.

Except any portion lying within PARCEL A;

Situated in County of Skagit, State of Washington.



201206040119

Skagit County Auditor