

AFTER RECORDING MAIL TO:

COTTAGE WERKS, LLC
P.O. BOX 1324
MUKILTEO, WA 98275

201210030055
Skagit County Auditor
10/3/2012 Page 1 of 4 1:48PM

CHICAGO TITLE

STATUTORY WARRANTY DEED

Escrow No. 120909

Title Order No. 620016763

THE GRANTOR(S) KATHRYN M. SCEARCE, who aquired title as Kathryn M. Rasmussen, AS HER SEPARATE ESTATE and KERSTIN M. MANCINI, AS HER SEPARATE ESTATE and PATRICK D. WICKSTROM, AS HIS SEPARATE ESTATE

for and in consideration of Ten Dollars and other good and valuable consideration

in hand paid, conveys, and warrants to COTTAGE WERKS, LLC

the following described real estate, situated in the County of Skagit, State of Washington:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF.

Abbreviated Legal: LOT 16, HULL'S WATERFRONT TRACTS AND PTN. GL4, 25-33-04

Tax Parcel Number(s): P66165/3298-000-016-0004; P17220/330425-0-001-4009

Subject to easements, restrictions, reservations, covenants and conditions of record as shown on attached Exhibit "B" and by this reference made a part hereof.

Dated: September 28, 2012

KATHRYN M. SCEARCE

PATRICK D. WICKSTROM

KERSTIN M. MANCINI, BY KATHRYN M. SCEARCE, HER ATTORNEY IN FACT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20123133

OCT 03 2012

Amount Paid \$ 2123.²⁰
Skagit Co. Treasurer
By *mem* Deputy

STATE OF Washington

) ss.

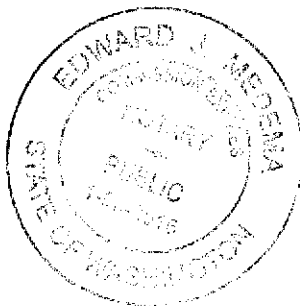
COUNTY OF SNOHOMISH

I certify that I know or have satisfactory evidence that KATHRYN M. SCEARCE and PATRICK D. WICKSTROM 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/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: October 1, 2012

Edward J. Medema

EDWARD J. MEDEMA
Notary Public in and for the State of Washington
residing at *Mukilteo*
My Commission Expires: *8-16*



STATE OF WASHINGTON)
County of SNOHOMISH) ss.

ACKNOWLEDGMENT – Representative Capacity

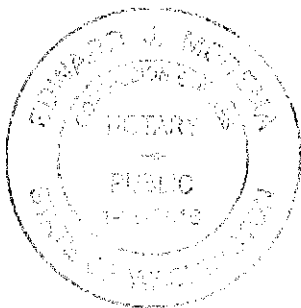
I certify that I know or have satisfactory evidence that KATHRYN M. SCEARCE
is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath
stated that he/she was authorized to execute the instrument and acknowledged it as the _____

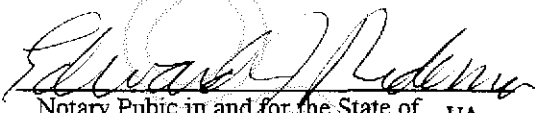
ATTORNEY IN FACT of

KERSTIN M. MANCINI

to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 15th day of OCTOBER 20 12




Notary Public in and for the State of WA
residing at Mukilteo
Edward J. Medema
My appointment expires 1-8-16



201210030055
Skagit County Auditor

10/3/2012 Page

2 of

4 1:48PM

EXHIBIT "A"

PARCEL A:

Lot 16, HULL'S WATERFRONT TRACTS, according to the plat thereof recorded in Volume 7 of Plats, page 33, records of Skagit County, Washington;

Situated in Skagit County, Washington

PARCEL B:

A portion of Government Lot 4, Section 25, Township 33 North, Range 4 East, W.M., described as follows:

Commencing at the center of said Section 25;

Thence South 87 degrees 35'31" East 1419.72 feet along the East-West centerline of said Section;

Thence South 02 degrees 24'29" West 1277.64 feet to the Southwest corner of Lot 18, Hull's Waterfront Tracts, as per plat thereof recorded in Volume 7 of Plats, page 33, records of Skagit County, Washington;

Thence North 87 degrees 35'31" West 32.66 feet parallel with said East-West centerline to the Easterly margin of the former Northern Pacific Railway Company (now Burlington Northern Railroad Company) right-of-way at a point on a curve the center of which is North 69 degrees 23'32" East 1382.69 feet from said point;

Thence Northerly along the arc of said curve having a radius of 1382.69 feet, through a central angle of 4 degrees 25'50", an arc distance of 106.92 feet to the TRUE POINT OF BEGINNING;

Thence continuing Northerly along the arc of said curve having a radius of 1382.69 feet, through a central angle of 2 degrees 10'21", an arc distance of 52.43 feet;

Thence North 87 degrees 35'31" West 78.01 feet to a point on a curve the center of which is North 76 degrees 51'42" East 1457.69 feet from said point;

Thence Southerly along the arc of said curve having a radius of 1457.69 feet, through a central angle of 2 degrees 03'02", an arc distance of 52.17 feet to a point that is North 87 degrees 35'31" West from the True Point of Beginning;

Thence South 87 degrees 35'31" East 78.90 feet parallel with said East-West centerline to the TRUE POINT OF BEGINNING.

Situated in Skagit County, Washington



201210030055
Skagit County Auditor

10/3/2012 Page

3 of

4 1:48PM

EXHIBIT "B"

Terms and conditions of Quit Claim Deed

Recording Date: August 8, 1988
Recording No.: 8808080052

Any rights, interests, or claims which may exist or arise by matters disclosed by survey,

Recording Date: May 27, 2003
Recording No.: 200305270327

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



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