



201211210041

Skagit County Auditor

11/21/2012 Page

1 of

4 10:48AM

WHEN RECORDED RETURN TO:

F. Adair Orr Family LLC

1617 32nd

Anacortes, WA 98221

GUARDIAN NORTHWEST TITLE CO.

A104040

DOCUMENT TITLE(S):

Special Warranty Deed

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTOR:

Whidbey Island Bank

GRANTEE:

F. Adair Orr Family, LLC, a Domestic Washington limited liability company

ABBREVIATED LEGAL DESCRIPTION:

Section 3, Township 34 North, Range 2 East; Ptn. SE SW

PARCEL NUMBER(S):

P19753, 340203-3-020-0005

When recorded return to:
F. Adair Orr Family LLC
1617 32nd
Anacortes, WA 98221

Order No. A104040

SPECIAL WARRANTY DEED
(Not Statutory)

THE GRANTOR(S) Whidbey Island Bank for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, bargains, sells, and conveys to F. Adair Orr Family, LLC, a Domestic Washington limited liability company the following described estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal:

Section 3, Township 34 North, Range 2 East; Ptn. SE SW

Complete legal description attached hereto as Exhibit "A" and made a part hereof.

Tax Parcel Number(s): P19753, 340203-3-020-0005

"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 as described in Exhibit "B" attached hereto."

Dated: 11/12/2012

Whidbey Island Bank
[Signature]
By: *Mel Takehana*
Title: *Vice President*

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20123709
NOV 21 2012

Amount Paid \$ 1783.²²
Skagit Co. Treasurer
By *[Signature]* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

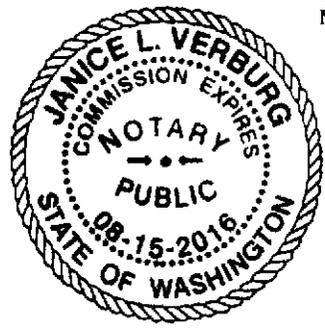
I certify that I know or have satisfactory evidence that Mel Takehana is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the * of Whidbey Island Bank, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.
** Vice President*

Dated: November 13, 2012

Janice L. Verburg

Notary Public in and for the State of Washington
Residing at Bellevue
My appointment expires: 8-15-14

Janice L. Verburg



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Exhibit "A"

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:

PARCEL "A":

The North ½, EXCEPT the North 55 feet of the following described tract:

The West 165 feet of the North ½ of the Southeast ¼ of the Southwest ¼ of Section 3, Township 34 North, Range 2 East, W.M.;

EXCEPT the North 40 feet thereof;

ALSO EXCEPT that portion conveyed to Skagit County for road purposes by deed recorded March 12, 1934, under Auditor's File No. 260772, records of Skagit County, Washington;

ALSO EXCEPT that portion conveyed to Skagit County for road by deed recorded March 31, 1998 under Auditor's File No. 9803310111, records of Skagit County, Washington.

PARCEL "B":

That certain tract of land in the Southeast ¼ of the Southwest ¼ of Section 3, Township 34 North, Range 2 East, W.M., being more particularly described as follows:

Beginning at the Northeast corner of the certain tract of land as conveyed to Ronald Closson by Statutory Warranty Deed recorded under Auditor's File No. 8106290044, records of Skagit County, Washington; thence South 1°06'09" West along the East line of said Closson Tract 55.02 feet to the true point of beginning; thence South 1°06'09" West along said East line, 228.33 feet to the Southeast corner of Closson Tract; thence North 89°55'37" East, 39.75 feet; thence North 1°06'09" East parallel with the East line of said Closson Tract, 228.43 feet; thence South 89°46'49" West 39.75 feet to the true point of beginning.



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Exhibit "B"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light
Recorded: September 26, 1955
Auditor's No. 524811
Purpose: Electric transmission line
Area Affected: A portion of the subject property

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County
Recorded: November 5, 1956
Auditor's No. 543762
Purpose: Pipeline
Area Affected: A 20 foot strip of land adjacent to the County road

C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: Survey
Recorded: June 24, 1991
Auditor's No.: 9106240144



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