

AFTER RECORDING MAIL TO:

Robert J. Rauch  
1159 Chuckanut Ridge Drive  
Bow, Washington 98232

201212310137  
Skagit County Auditor  
12/31/2012 Page 1 of 3 1:52PM

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20124270  
DEC 31 2012

**Statutory Warranty Deed**

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

**Grantor: Belle Monde Estates, LLC, a Washington limited liability company**

**Grantee(s): Robert J. Rauch, Jr. and Julia M. Rauch, as tenants in common, each with a 50% undivided interest**

Section 5, Township 36, Range 3: Ptn. SE 1/4 a/k/a Tract 7 of Survey #9306110050

**Assessor's Tax Parcel Numbers(s):** 360305-4-002-0109 P96125, 360305-4-002-0200 P104267

THE GRANTOR Belle Monde Estates, LLC, a Washington limited liability company, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Robert J. Rauch, Jr., a resident of the State of North Carolina whose address is 3820 Laurel Hills Road, Raleigh, North Carolina, and Julia M. Rauch, a resident of the State of Washington, whose address is 2813 1<sup>st</sup> Avenue North, Seattle, Washington, as tenants in common, each with a 50% undivided ownership interest, the following described real estate, situated in the County of Skagit, State of Washington.

Parcel "A":

All that portion of the Southeast 1/4 of Section 5, Township 36 North, Range 3 East, W.M., being more particularly described as follows:

Beginning at the Southeast corner of said Southeast 1/4 of Section 5; thence North 2°15'57" East along the East line of said Southeast 1/4, 2122.87 feet, to the true point of beginning; thence North 89°03'49" West, 1519.19 feet; thence South 36°00'00" West 753.36 feet; thence North 89°03'49" West 239.01 feet; thence North 12°00'00" West 275.00 feet; thence North 36°00'00" East 814.61 feet; thence South 89°03'49" East, 1791.96 feet to a point on the East line of said Southeast 1/4; thence South 2°15'57" West, along said East line, 318.25 feet, to the true point of beginning.

(Also known as "Proposed Parcel 7" of that Survey recorded June 11, 1993 under Skagit County Auditor's File No. 9306110050).

Parcel "B":

TOGETHER WITH a non-exclusive easement for road purposes over and across an

existing 40 foot road in the East 1/2 of the Northeast 1/4 of Section 8, and the Southwest 1/4 of the Southwest 1/4 of Section 9, in said Township 36 North, Range 3 East, W.M., as more particularly set forth in a document dated August 10, 1973 and recorded September 14, 1973, under Auditor's File No. 790797, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive easement for road purposes over and across a 40 foot strip of land in the West 1/2 of the West 1/2 of Section 9, Township 36 North, Range 3 East, W.M., as more particularly set forth in a document dated June 30, 1984, recorded July 19, 1984, under Auditor's File No. 8407190064, records of Skagit County, Washington.

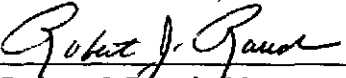
TOGETHER WITH a non-exclusive easement for ingress, egress and utilities, over and across a strip of land 60 feet in width, as described in an agreement recorded August 30, 1991, as Auditor's File No. 9108300086, records of Skagit County, Washington.


TOGETHER WITH a non-exclusive easement for ingress, egress and utilities, over and across a strip of land 60 feet in width, as described in an agreement recorded December 6, 1991, as Auditor's File No. 9112060131, records of Skagit County, Washington.

Subject to such other easements and restrictions that are of record, including the Amended and Restated Chuckanut Ridge Property Owners Declarations of Covenants, Conditions, Restrictions, Easements and Road Maintenance Agreement recorded February 17, 2011, as Auditor's File No. 201102170044, records of Skagit County, Washington.

Dated: **December 26, 2012**

Belle Monde Estates, LLC

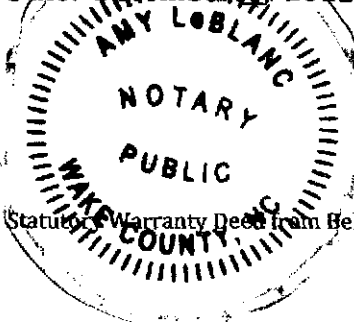
  
By: Robert J. Rauch, Manager


  
By: Iva M. Rauch, Manager

State of North Carolina   )  
County of Wake            ) SS:

I certify that I know, or have satisfactory evidence, that Robert J. Rauch is the person who appeared before me, and said person acknowledged that he signed this instrument of his own free and voluntary act. On oath he stated that he is authorized to execute this instrument as a Manager of Belle Monde Estates, LLC, a Washington limited liability company.

Date: ~~December 26~~ 2012



  
Notary Public for the State of North Carolina

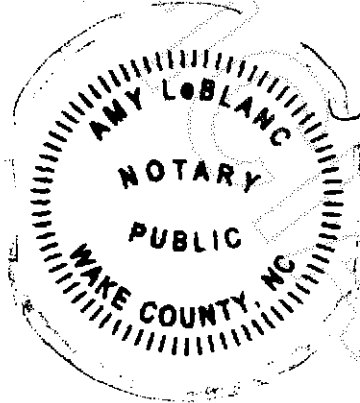
Statutory Warranty Deed from Belle Monde Estates, LLC to Robert J. Rauch, Jr. and Julia M. Rauch




State of North Carolina     )  
County of Wake                ) SS:

I certify that I know, or have satisfactory evidence, that Iva M. Rauch is the person who appeared before me, and said person acknowledged that she signed this instrument of her own free and voluntary act. On oath she stated that she is authorized to execute this instrument as a Manager of Belle Monde Estates, LLC, a Washington limited liability company.

Date: December 26 2012



  
Notary Public for the State of North Carolina



201212310137  
Skagit County Auditor

12/31/2012 Page 3 of 3 1:52PM