

When recorded return to:  
ELK PROPERTIES LLC



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\$79.00

Recorded at the request of:  
Guardian Northwest Title  
File Number: 105771

### Statutory Warranty Deed

105771-1  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Glomax, 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 ELK PROPERTIES LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Portions of the South 1/2 of Section 9 and of the West 1/4 of Section 10 in Township 34 North, Range 3 East, W.M.

For Full Legal See Attached Exhibit "A"

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.

Tax Parcel Number(s): P16602, 4986-000-026-2200, P16580, 4986-000-026-1200, P16595, 4986-000-026-1300, P16594, 4986-000-026-1500, P16576, 4986-000-026-1400, P16596, 330409-3-004-0008, P16597, 330409-3-005-0007, P16598, 330409-3-006-0006

Dated 4/29/2013

Glomax, LLC

Gloria Carbert  
By: Gloria Carbert, Member

Maxine Hereford  
By: Maxine Hereford, Member

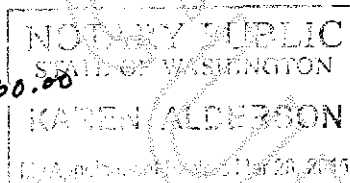
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20131607

MAY 03 2013

Amount Paid \$ 8,460.00  
Skagit Co. Treasurer  
By Karen Alderson Deputy

STATE OF Washington  
County of Skagit



I certify that I know or have satisfactory evidence that Gloria Carbert & Maxine Hereford signed this instrument, on oath stated that They are authorized to execute the instrument and acknowledged it as the members of Glomax, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: May 1, 2013

Karen Alderson  
Printed Name: Karen Alderson  
Notary Public in and for the State of Washington  
Residing at Bellingham  
My appointment expires: 3-28-15

## EXHIBIT A

Parcels "X" and "Y" and those portions of Lot 26, "PLAT OF SARATOGA PASSAGE VIEW C.A.R.D. PL 06-0107", as per plat recorded as Auditor's File No. 200906100089 and as per "Affidavit of Minor Correction of Survey" recorded as Auditor's File No. 200908280052 lying within Parcels "C", "D", "E" and "F" below:

### PARCEL "C":

The Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and the North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , EXCEPT the South  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ ; all in Section 9, Township 33 North, Range 4 East, W.M., ALSO EXCEPT the East 700 feet from ALL of the above, AND EXCEPT road right-of-way, if any.

### PARCEL "D":

The East 700 feet of the following described property:

The Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  in Section 9, Township 33 North, Range 4 East, W.M., EXCEPT from said East 700 feet any existing road right-of-way.

### PARCEL "E":

The South  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 9, Township 33 North, Range 4 East, W.M., EXCEPT any existing road or right-of-way.

### PARCEL "F":

The South  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ ; Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ ; South  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$ ; Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ ; South  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  all in Section 9, Township 33 North, Range 4 East, W.M.,

ALSO the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 9, Township 33 North, Range 4 East, W.M.,

ALSO the West  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  and the South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  all in Section 10, Township 33 North, Range 4 East, W.M..

### PARCEL "X":

The East 700 feet of the North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 9, Township 33 North, Range 4 East, W.M., EXCEPT that portion thereof lying within the South  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 9, ALSO EXCEPT existing road or right-of-way, if any.

(legal description continued on next page)



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**PARCEL "Y":**

The South  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and the South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  all in Section 9, Township 33 North, Range 4 East, W.M., EXCEPT road right-of-way.



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Exhibit "B"

**EXCEPTIONS:**

A. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN DEED:

Executed By: George Olson, et ux, et al  
Recorded: May 6, 1964  
Auditor's No.: 650188  
Affects: Parcel "C" of Lot 26

B. ALL EASEMENTS, COVENANTS, RESTRICTIONS, ENCROACHMENTS AND OTHER MATTERS SHOWN ON THE FACE OF THE FOLLOWING SURVEY/PLAT:

Name: Survey  
Recorded: November 10, 1999  
Auditor's No.: 199911100046  
Affects: Portion of Parcel "F" of Lot 26

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Scott Paper Company  
Dated: December 7, 1987  
Recorded: December 21, 1987  
Auditor's No.: 8712210017  
Purpose: Ingress, egress and utilities  
Area Affected: Westerly portion of Parcel "F" of Lot 26

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Victor L. Benson, et ux, et al  
Dated: December 12, 1989 and December 14, 1989  
Recorded: December 18, 1989 and December 18, 1989  
Auditor's No.: 8912180026 and 8912180027  
Purpose: Ingress, egress and utilities  
Area Affected: Parcels "F", "G" of Lot 26 plus other property

Some of the easement rights herein are appurtenant to real property and some are only personal rights.

E. ALL EASEMENTS, COVENANTS, RESTRICTIONS, ENCROACHMENTS AND OTHER MATTERS SHOWN ON THE FACE OF THE FOLLOWING SURVEY/PLAT:

Name: Survey  
Recorded: November 1, 2001  
Auditor's No.: 200111010037  
Affects: Portion of Parcel "F" of Lot 26 and some easement rights from Auditor's File No. 8912180026



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F. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN DEED:

Executed By: Scott Paper Company  
Recorded: July 7, 1989  
Auditor's No.: 8907070039  
Affects: Parcel "F" of Lot 26

G. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: Crown Pacific LTD  
Recorded: August 2, 1989  
Auditor's No.: 8908020039  
For: Roads  
Affects: Parcel "F"

Pursuant to a document recorded Auditor's File No. 200903180049 Kimberly Clark Corporation filed a notice claiming to be the successor to the Scott Paper Company.

H. Road easements, including the terms and provisions thereof, if any, that survived the expiration of the "Timber Cutting Right Contract" attached to those certain deeds recorded December 18, 1989 as Auditor's File Nos. 8912180016, 8912180020 and 8912180094. (Affects: Parcels "F", "G" of Lot 26 plus other property)

I. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN DEED:

Executed By: Pacific Nickel Company  
Recorded: February 29, 1949  
Auditor's No.: 428325  
Regarding: Mineral Reservations and road usage  
Affects: Parcels "F", "G" of Lot 26 plus other property

J. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: ITT Rayonier  
Recorded: December 18, 1989  
Auditor's No.: 8912180020 and 8912180094  
Regarding: Road easements  
Affects: Parcels "F", "G" of Lot 26 plus other property

K. "Public Water System" rights, if any, as disclosed by a map attached to Auditor's File No. 8912180094.



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L. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: P.M. Johnson, et ux  
And: K.E. Jellum, et ux, et al  
Dated: June 8, 1910  
Recorded: July 16, 1910  
Auditor's No.: 80336  
Regarding: Constructing and maintaining a water system  
Affects: Parcels "X" and "Y"

M. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company  
Dated: January 25, 1994  
Recorded: February 1, 1994  
Auditor's No. 9402010070  
Purpose: Right to construct, operate, maintain, repair, replace and  
enlarge one or more electric transmission and/or distribution  
lines over and/or under the right of way;  
Location: A ten (10) foot wide portion of Parcel "Y"

N. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF.  
REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY  
MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: October 4, 2006  
Auditor's No.: 200610040060 and 200610040065

O. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN DEED:

Executed By: David A. Welts  
Recorded: June 21, 2007  
Auditor's No.: 200706210074  
As Follows:

"The Grantor hereby reserves an easement for ingress and egress, over, across and through any and all of  
the described real property, for the personal benefit and enjoyment of the Grantor, for the period of his  
lifetime."

Affects: Parcels "C", "D", "E" and "F" of Lot 26 and  
"X" and "Y"

P. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.  
Recorded: March 18, 2008  
Auditor's No. 200803180091  
Purpose: "...utility systems ... for electricity..."  
Area Affected: Subject property



Q. ALL EASEMENTS, COVENANTS, RESTRICTIONS, ENCROACHMENTS AND OTHER MATTERS SHOWN ON THE FACE OF THE FOLLOWING SURVEY/PLAT:

Name: Saratoga Passage View C.A.R.D. PL-06-0107  
Recorded: June 10, 2009  
Auditor's No.: 200906100089

Said matters include but are not limited to the following:

1. \$100.00 park donation fee and numerous notes, easements and other matters

Said plat was amended by document recorded as Auditor's File No. 200908280057.

R. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: June 10, 2009  
Auditor's No.: 200906100090  
Affects: Lots 1-26

S. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Victor Benson  
And: Skagit County, et al  
Dated: June 10, 2009  
Recorded: 200906100091  
Auditor's No.: "Plan to improve Sandy & Johnson Creek"

T. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: June 10, 2009  
Recorded: June 10, 2009  
Auditor's No.: 200906100093  
Executed By: Victor Benson, et ux

Said covenants state that they affect: Lots 2 through 25 and Lots 1 through 26 of said plat.

U. FOREST MANAGEMENT PLAN, AND THE TERMS AND PROVISIONS THEREOF:

Recorded: June 10, 2009  
Auditor's No.: 200906100094  
Regarding: Forest Management Plan  
Affects: Lot 26



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V. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS,  
CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: June 10, 2009  
Auditor's No.: 200906100092  
Regarding: Open Space Protected Area Easement  
Affects: Portions of Lot 26

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

W. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Lower Cedardale Water Association  
Recorded: May 5, 2011  
Auditor's No.: 201105310064  
Purpose: Well and Water Line Utility  
Area Affected: Portion of Parcel "Y" and any other property described thereon



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