

When recorded return to:
Jason G. Strand and Krystal L. Strand
1900 E. Belaire Dr.
Mount Vernon, WA 98273



201305100052
Skagit County Auditor \$76.00
5/10/2013 Page 1 of 5 10:28AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620018812

CHICAGO TITLE
620018812

STATUTORY WARRANTY DEED

THE GRANTOR(S) Two R's, LLC, a Washington limited liability company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Jason G. Strand and Krystal L. Strand, husband and wife

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

Abbreviated Legal: (Required if full legal not inserted above.)

A portion of Government Lot 3 and a portion of the NE Quarter of the SW Quarter of Section 18,
Township 36 North, Range 5 East of the Willamett Meridian, as more fully described in Exhibit "A"
which is attached hereto and made a part hereof.

Tax Parcel Number(s): P50959 / 360518-0-003-0000 and P50960 / 360518-0-004-0009

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Order 620018812, Schedule B, Special Exceptions; and Skagit County Right Farm
Ordinance, which are attached hereto and made a part hereof.

Dated: May 3, 2013

Two R's, LLC, a Washington limited liability company

BY: Richard Nelles
Richard Nelles, Managing Member

BY: Roger A Nelles
Roger Nelles, Member

BY: Patricia Nelles
Patricia Nelles, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20131715

MAY 10 2013

Amount Paid \$ 628.00
Skagit Co. Treasurer
By Julian Deputy

STATUTORY WARRANTY DEED

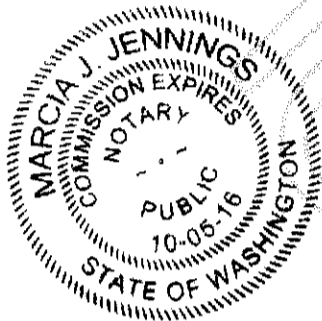
State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Richard Nelles

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Managing Member of Two R's LLC, a Washington limited liability company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 3, 2013



Marcia J. Jennings

Name: Marcia J. Jennings

Notary Public in and for the State of WA

Residing at: Sedro-Woolley, WA

My appointment expires: 10/5/2016

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Roger Nelles and Patricia Nelles

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Members of Two R's LLC, a Washington limited liability company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 3, 2013



Marcia J. Jennings

Name: Marcia J. Jennings

Notary Public in and for the State of WA

Residing at: Sedro-Woolley, WA

My appointment expires: 10/5/2016



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EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P50959 / 360518-0-003-0000 and P50960 / 360518-0-004-0009

All that portion of Government Lot 3, in Section 18, Township 36 North, Range 5 East of the Willamette Meridian, lying Easterly of the Northern Pacific Railroad right-of-way and Westerly of the centerline of the abandoned Northern Pacific Railroad right-of-way;

AND ALL that portion, if any, of the Northeast Quarter of the Southwest Quarter of said Section 18, lying West of the centerline of the abandoned Northern Pacific Railroad right-of-way.

Situated in Skagit County, Washington.



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Skagit County Auditor

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\$76.00

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SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Easement, including the terms and conditions thereof, granted by instrument
Recorded: May 11, 1954
Auditor's No.: 501390, records of Skagit County, WA
In favor of: United States of America
For: Access road
Affects: Said premises, the exact location and extent of said easement is undisclosed of record
2. Easement, including the terms and conditions thereof, decreed by instrument
Decree Filed: December 5, 1966
Superior Court No.: 29050, records of Skagit County, WA
In favor of: Joseph Bross, Jr. and Genevieve Bross, husband and wife; and Ernest W. Duvall and Louise W. Duvall, husband and wife
For: Utilities
Affects: Said premises, the exact location and extent of said easement is undisclosed of record
3. Easement, including the terms and conditions thereof, granted by instrument
Recorded: December 16, 1969
Auditor's No.: 734073, records of Skagit County, WA
In favor of: Parties of record
For: Ingress, egress, and utilities

NOTE: The description contained in said easement corrected by instrument
Recorded: February 25, 1970
Auditor's No.: 736310, records of Skagit County, WA
4. Easement, including the terms and conditions thereof, granted by instrument
Recorded: May 4, 1972
Auditor's No.: 767835, records of Skagit County, WA
In favor of: El Paso Natural Gas Company, a corporation
For: Pipeline
Affects: That portion of said premises lying within the Northeast Quarter of the Southwest Quarter of said Section 18
5. Easement, including the terms and conditions thereof, granted by instrument
Recorded: October 16, 1978
Auditor's No.: 889427, records of Skagit County, WA
In favor of: Marinus Hofman and Tina Hofman, husband and wife, et al
For: Ingress, egress, and utilities
Affects: A 14-foot strip across said premises
6. Easement, including the terms and conditions thereof, granted by instrument
Recorded: June 1, 1970
Auditor's No.: 739588, records of Skagit County, WA
In favor of: Pacific Northwest Pipeline Corporation
For: Pipeline
Affects: A 60-foot strip across said premises
7. Easement, including the terms and conditions thereof, granted by instrument
Recorded: January 31, 1980
Auditor's No.: 8001310017, records of Skagit County, WA
In favor of: Roadway
For: Marinus Hofman and Tina Hofman, husband and wife, dba Calf Company
NOTE: Exact location and extent of easement is undisclosed of record
8. Easement, including the terms and conditions thereof, granted by instrument
Recorded: July 9, 1986
Auditor's No.: 8607090010, records of Skagit County, WA
In favor of: Department of Natural Resources
For: Access Road

NOTE: Exact location and extent of easement is undisclosed of record



SCHEDULE "B"

Special Exceptions (continued)

9. Easement, including the terms and conditions thereof, granted by instrument
Recorded: March 4, 1987
Auditor's No.: 8703040014, records of Skagit County, WA
In favor of: State of Washington Department of Natural Resources
For: A 100-foot right-of-way
Affects: A strip approximately located along the Eastern boundary of said premises
10. Easement, including the terms and conditions thereof, granted by instrument
Recorded: July 9, 1970
Auditor's No.: 741013, records of Skagit County, WA
In favor of: El Paso Natural Gas Company
For: Pipeline
Affects: A portion of said premises in the Northeast Quarter of the Southwest Quarter
11. Agreement, including the terms and conditions thereof, entered into
By: Northwest Pipeline Corporation
And between: Various owners of record
Recorded: August 8, 1986
Auditor's No.: 8608080004, records of Skagit County, WA
Providing: Crossing of gas pipeline
12. Protected Critical Area Site Plan and the terms and conditions thereof

Recording Date: November 21, 2002
Recording No.: 200211210155
13. Lot of Record Certification and the terms and conditions thereof

Recording Date: May 29, 2007
Recording No.: 200705290197
14. 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.
15. City, county or local improvement district assessments, if any.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.

SKAGIT COUNTY RIGHT TO FARM ORDINANCE

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



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