

FILED FOR RECORD AT THE  
REQUEST OF/RETURN TO:

Craig E. Cammock  
Skagit Law Group, PLLC  
P. O. Box 336  
227 Freeway Drive, Suite B  
Mount Vernon, WA. 98273



201305170109

Skagit County Auditor

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### STATUTORY WARRANTY DEED

Grantor (s): BAYVIEW RIDGE PROPERTIES, LLC,  
a Washington Limited Liability Company

Grantee (s): ALFCO, LLC,  
a Washington Limited Liability Company

Additional Grantor(s) on page(s):

Additional Grantee(s) on page(s)

Abbreviated Legal:

Ptn SW ¼ SW ¼, 20-34-4 E

Lots 1, 2, 5, Blk, 1, McLeans Add. to MV

Lots 9-14, 16 & Ptn Lot 15, Blk 2, Picken's Add. to MV

Lots 1-6, Blk 2, Kincaid's Add. to MV

Lots 1-8, Blk 1, Picken's Add. to MV

Additional Legal on page(s): Exhibit "A"

Assessor's Tax Parcel Nos.:

P121047 / 340420-3-175-0300

P54115 / 3753-001-008-0102

P54118 / 3753-002-013-0004

P54122 / 3753-002-016-0001

P26886 / 340420-0-175-0001

P53374 / 3735-002-002-0000

P53377 / 3735-002-005-0007

P54114 / 3753-001-008-0003

P54120 / 3753-002-015-0101

P53373 / 3735-002-001-0001

P53428 / 3738-001-001-0000

P54113 / 3753-001-007-0004

P54116 / 3753-002-011-0006

P54119 / 3753-002-015-0002

P103224 / 3735-002-005-0100

P53433 / 3738-001-005-0006

P53375 / 3735-002-003-0009

P53378 / 3735-002-006-0006

P54117 / 3753-002-012-0005

P26788 / 340420-0-095-0008

P53376 / 3735-002-004-0008

P53430 / 3738-001-002-0009

THE GRANTOR, BAYVIEW RIDGE PROPERTIES, LLC, a Washington Limited Liability Company, for and in consideration of a transfer to its successor, ALFCO, LLC, a Washington Limited Liability Company, pursuant to a merger (mere change in identity or form), does hereby convey and warrant to ALFCO, LLC, a Washington Limited Liability Company, all of Grantor's interest in the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

See attached Exhibit "A"

Situate in Skagit County, State of Washington.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

NOTE: No excise tax is due pursuant to WAC 458-61A-211(2)(e).

DATED: April 1, 2013.

BAYVIEW RIDGE PROPERTIES, LLC,  
a Washington Limited Liability Company

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20131819  
MAY 17 2013

Amount Paid \$ 0  
By Skagit Co. Treasurer  
MG Deputy


By   
DAVID R. ARMSTRONG  
Its Manager

State of California )  
County of Santa Clara ) ss  
)

I certify that I know or have satisfactory evidence that DAVID R. ARMSTRONG is the person who appeared before me, and said person acknowledged that he signed this instrument as the Manager of BAYVIEW RIDGE PROPERTIES, LLC, a Washington Limited Liability Company, and acknowledged it to be the free and voluntary act of said company for the uses and purposes mentioned in the instrument.

DATED: April 1, 2013.



  
NOTARY PUBLIC  
MARGARET CAMARILLO, NOTARY  
Print Name of Notary  
My appointment expires: 6-13-2016

STATUTORY WARRANTY DEED - 2



## EXHIBIT "A"

### PARCEL "A":

That portion of the West ½ of the West ½ of the Southwest ¼ of Section 20, Township 34 North, Range 4 East, W.M., Skagit County, Washington, described as follows:

Beginning at the intersection of the South right of way line of Kincaid Street, according to the recorded Plat of the Town of Mount Vernon, Washington, and a line drawn parallel with and distant 54.0 feet Easterly of, as measured at right angles to Burlington Northern Railroad Company's (formerly Great Northern Railway Company's) Main Track centerline, as originally located and constructed;

thence Southerly parallel with said Main Track centerline a distance of 429.0 feet;

thence Easterly at right angles to the last described course a distance of 215.0 feet;

thence Northerly at right angles to the last described course a distance of 300.0 feet;

thence Westerly at right angles to the last described course a distance of 30.0 feet;

thence Northerly at right angles to the last described course a distance of 129.0 feet to the point of intersection with said South right of way line of Kincaid Street;

thence Westerly along said South right of way line of Kincaid Street a distance of 185.0 feet to the point of beginning, EXCEPT those portions thereof, if any, lying East of the East lines of those properties conveyed to The Seattle and Montana Railway Company by deeds recorded in Volume 15 of Deeds, page 411, and in Volume 18 of Deeds, page 537,

EXCEPT those two Northerly and Northeasterly portions thereof conveyed to the State of Washington and the City of Mount Vernon by Auditor's File Nos. 9803170090 and 200005080050, respectively.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

### PARCEL "B":

The Easterly 29.0 feet of Burlington Northern Railroad Company's (formerly Great Northern Railway Company) right of way in the West ½ of the West ½ of the Southwest ¼ of the Southwest ¼ of Section 20, Township 34 North, Range 4 East, W.M. at Mount Vernon, Skagit County, Washington, lying between two lines drawn parallel with and distant, respectively, 25.0 feet and 54.0 feet Easterly, as measured at right angles from said Railroad Company's Main Track centerline, as now located and constructed, said 54.0 foot parallel line also being on the Westerly boundary of that certain parcel of land described in Quit Claim

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Deed from Burlington Northern Railroad Company to Alfco, Inc. dated July 27, 1992 and recorded as Document No. 9209030031 in and for Skagit County, Washington, being on the Westerly boundaries of two parcels of land described in Warranty Deed from the Great Northern Railway Company to Libby, McNeill & Libby, a Maine Corporation dated May 8, 1955, being on the Westerly boundary of that certain parcel of land described in Warranty Deed from the Great Northern Railway Company to S.A. Moffett and wife dated November 14, 1944 and being on the Westerly boundary of that certain parcel of land described in Quit Claim Deed from Burlington Northern Railroad Company to Glacier Park Company dated October 17, 1988, bounded on the South by the North line of Section Street and bounded on the North by the Easterly extension of the South line of Broadway Street, according to the recorded Plat of Mount Vernon, Washington.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL "C":

Those portions of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 20, Township 34 North, Range 4 East, W.M., described as follows:

1.) Beginning at a point in the West line of said Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 20, distant 975.26 feet Southerly of the Northwest corner thereof;  
thence Easterly perpendicular to said West line for 65 feet, more or less, to a point perpendicularly distant 54 feet East from the centerline of the Main Track of the railway of the Great Northern Railway Company as now located and constructed and the point of beginning;  
thence Easterly along a production of last described course 150 feet, more or less, to a point in the Southeasterly boundary of that certain tract of land conveyed to the Seattle and Montana Railway Company by James F. McElroy by Warranty Deed dated March 17, 1891;  
thence Southwesterly along said Southeasterly boundary to a point perpendicularly distant 100 feet South from the last described course;  
thence Westerly perpendicular to said West line 111 feet, more or less, to a point perpendicularly distant 54 feet Easterly of said centerline of Main Track;  
thence Northerly parallel with said centerline of Main Track 100 feet to the point of beginning.

2.) Beginning at a point in the West line of said Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 20, distant 620.11 feet South of the Northwest corner thereof;  
thence Easterly perpendicular to said West line 65 feet, more or less, to a point perpendicularly distant 54 feet Easterly from the centerline of the Main Track of the railway

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of the Great Northern Railway Company, as now located and constructed, to the point of beginning;  
thence Northerly parallel with said centerline of Main Track and distant 54 feet East therefrom 158 feet;  
thence Easterly perpendicular to said West line 215 feet, more or less, to a point perpendicularly distant 280 feet Easterly from said West line;  
thence Southerly parallel with said West line 158 feet;  
thence Westerly perpendicular to said West line 215 feet, more or less, to the point of beginning.

3.) Beginning at the Northwest corner of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 20;

thence Southerly along the West line of said Section 20, 975.26 feet;  
thence Easterly at right angles to the West line of said Section 20, 65 feet, more or less, to a point 54 feet distant Easterly, measured at right angles, from the centerline of the Great Northern Railway Company's Main Track as now located and constructed, said point being the true point of beginning of this description;  
thence Easterly continuing along the last described course 150 feet, more or less, to a point in the Southeasterly boundary of the tract of land conveyed to the Seattle & Montana Railway Company by James F. McElroy by Warranty Deed dated March 17, 1891;  
thence Northeasterly along said Southeasterly boundary 95 feet, more or less, to the Northeast corner of said tract of land;  
thence Easterly at right angles to the West line of said Section 20, 30 feet to a point 280 feet distant Easterly from the West line of said Section 20;  
thence Northerly parallel to the West line of said Section 20, 267.89 feet;  
thence Westerly at right angles to last described course 215 feet, more or less, to a point 54 feet distant Easterly measured at right angles from the centerline of said Main Track;  
thence Southerly parallel to said centerline of Main Track 355.15 feet to the true point of beginning.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL "D":

All that portion of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 20, Township 34 North, Range 4 East, W.M., Skagit County, Washington, described as follows:

Beginning at a point on the West line of said Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  distant 1,075.26 feet Southerly of the Northwest corner of said Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ ;

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thence Easterly at right angles to said West line a distance of 65.0 feet to a point of intersection of a line drawn parallel with and distant 54.0 feet Easterly of measured at right angles to Burlington Northern Railroad Company's (formerly Great Northern Railway Company) Main Track centerline, as now located and constructed, and being the point of beginning;

thence continuing Easterly at right angles to said Railroad Company's Main Track centerline along the Southerly boundary of that certain tract of land conveyed to Libby, McNeill & Libby, by that certain deed dated May 8, 1955 and recorded under Skagit County Auditor's File No. 526435 a distance of 111.0 feet to the Westerly boundary of Block 3, McLean's Addition to the City of Mount Vernon;

thence Southwesterly along said Westerly boundary of said Block 3 to the North line Section Street, according to the recorded plat thereof;

thence Westerly along the North line of Section Street to the point of intersection of a line drawn parallel with and distant 54.0 feet Easterly of, measured at right angles to said Railroad Company's Main Track centerline;

thence Northerly parallel to said Main Track centerline to the point of beginning.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL "E":

Lot 1, less the East 25 feet thereof; East 50 feet of Lot 2; and Lot 5, all in Block 1, "McLEAN'S ADDITION TO THE TOWN OF MT. VERNON, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 3 of Plats, page 65, records of Skagit County, Washington.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL "F":

Lots 9, 10, 11, 12, 13, 14, 16 and the South 3 feet of Lot 15, all in Block 2, "PICKEN'S ADDITION TO THE TOWN OF MT. VERNON," as per plat recorded in Volume 2 of Plats, page 105, records of Skagit County, Washington, EXCEPT that portion thereof conveyed to the State of Washington for Primary State Highway No. 1 by Deeds, recorded April 17, 1953 and July 17, 1972, under Auditor's File Nos. 487248 and 771195, respectively.

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SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL "G":

Lots 1, 2, 3, 4, 5 and 6, all in Block 2, "KINCAID'S ADDITION TO MT. VERNON, SKAGIT CO., WASH.," as per plat recorded in Volume 2 of Plats, page 84, records of Skagit County, Washington.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL "H":

Lots 1, 2, 3, 4, 5, 6, 7 and 8, all in Block 1, "PICKEN'S ADDITION TO THE TOWN OF MT. VERNON," as per plat recorded in Volume 2 of Plats, page 105, records of Skagit County, Washington.

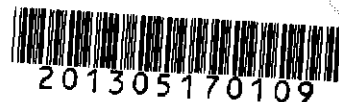
SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL "I":

The Easterly 29.0 feet of the Burlington Northern Railroad Company's (formerly Great Northern Railway Company) right of way in the West ½ of the West ½ of the Southwest ¼ of Section 20, Township 34 North, Range 4 East, W.M., lying between two lines drawn parallel with and distant, respectively, 25.0 feet and 54.0 feet Easterly, as measured at right angles from said Railroad Company's Main Track centerline, as now located and constructed, said 54.0 foot parallel line also being on the Westerly boundary of that certain parcel of land described in Quit Claim Deed from Burlington Northern Railroad Company to Glacier Park Company dated October 17, 1988, bounded on the South by the Easterly extension of the South line of Broadway Street and bounded on the North by a line drawn parallel with and 45 feet Southerly of, as measured at right angles to, the K Line Survey Line of SR 5, Mount Vernon; Blackburn Road to Skagit River. The specific details of said K Line are shown on

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that certain map of definite location now of record and on file in the Office of the Secretary of Transportation at Olympia, and bearing the Date of Approval, February 25, 1971, revised November 22, 1996,

EXCEPT that Northerly portion thereof conveyed to the City of Mount Vernon by deed recorded May 8, 2000, under Auditor's File No. 200005080050,

ALSO EXCEPT the West 5.6 feet thereof as conveyed to the BN Leasing Corporation by deeds recorded April 25, 2003 and June 27, 2003, under Auditor's File Nos. 200304250120 and 200306270020, respectively

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL "J":

That portion of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 20, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of Lot 11, Block 2, "PICKEN'S ADDITION TO THE TOWN OF MT. VERNON," as per plat recorded in Volume 2 of Plats, page 105, records of Skagit County, Washington;  
thence South along the East line of said "PICKEN'S ADDITION," a distance of 150.00 feet to the Southeast corner of Lot 9;  
thence East along the Easterly projection of the South line of said Lot 9, a distance of 6.00 feet;  
thence North along a line which is parallel to and 6.00 feet East of the East line of "PICKEN'S ADDITION," a distance of 150.00 feet;  
thence West along the Easterly projection of the North line of Lot 11 of said "PICKEN'S ADDITION," a distance of 6.00 feet to the point of beginning.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL "K":

Lot 15, EXCEPT the South 3 feet thereof, Block 2, "PICKENS ADDITION TO MOUNT VERNON," as per plat recorded in Volume 2 of Plats, page 105,  
EXCEPT that portion deeded to the State of Washington for Highway purposes

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by deed dated September 1, 1972, recorded October 27, 1972, under Auditor's  
File No. 775979.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions,  
covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

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