



201307260013

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\$125.00

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Document Title:

Deed

Reference Number:Grantor(s):☐ additional grantor names on page ____

1. Robert Rauch Jr.
2. Julia m Rauch

Grantee(s):☐ additional grantee names on page ____

1. Rauch Holdings LLC
- 2.

Abbreviated legal description:☐ full legal on page(s) ____

5-36-3 AKA Tract 7 Survey 9306110050

Assessor Parcel / Tax ID Number:☐ additional tax parcel number(s) on page ____

P 104267

I, IVAN M. RAUCH, am hereby requesting an emergency non-standard recording for an additional fee provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. Recording fee is \$72.00 for the first page, \$1.00 per page thereafter per document. In addition to the standard fee, an emergency recording fee of \$50.00 is assessed. This statement is to become part of the recorded document.

Signed

Ivan M. Rauch

Dated

7/26/2013

AFTER RECORDING MAIL TO:

Julia M. Rauch
2813 1st Avenue North
Seattle, Washington 98109

Statutory Warranty Deed

Grantors: Robert J. Rauch, Jr. and Julia M. Rauch, as tenants in common, each with a 50% undivided interest

Grantee: Rauch Holdings, LLC, a Delaware limited liability company

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 GRANTORS 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 1st Avenue North, Seattle, Washington, as tenants in common, each with a 50% undivided ownership interest, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, convey and warrant to Rauch Holdings, LLC, a Delaware limited liability company, which has its registered office in the State of Delaware at 16192 Coastal Highway in the City of Lewes, Delaware, 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:

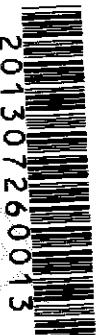
Beginning at the Southeast corner of said Southeast 1/4 of Section 5; thence North 2°15'57" East along the East line of said Southeast 1/4, 2122.87 feet, to the true point of beginning; thence North 89°03'49" West, 1519.19 feet; thence South 36°00'00" West 753.36 feet; thence North 89°03'49" West 239.01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

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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: ~~July~~ 8, 2013

By: Robert J. Rauch, Jr.

By: Julia M. Rauch

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20132444
JUL 26 2013

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

State of North Carolina)
County of Wake) SS:

I certify that I know, or have satisfactory evidence, that Robert J. Rauch, Jr. is the person who appeared before me, and said person acknowledged that he signed this instrument of his own free and voluntary act.

Date: July 8, 2013, 2013

Notary Public for the State of North Carolina

State of Washington)
County of King)

1 SS:



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I certify that I know, or have satisfactory evidence, that Julia 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.

Date: July 25 2013

Iva M. Rauch
Notary Public for the State of Washington



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