

When recorded return to:
Huckleberry Hill, LLC
John Janicki and Katherine Janicki, Members
13563 Teak Lane
Mount Vernon, WA 98273



Skagit County Auditor \$74.00
9/3/2013 Page 1 of 3 1:35PM

Filed for record at the request of:



425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620019454

CHICAGO TITLE

STATUTORY WARRANTY DEED

THE GRANTOR(S) Randall Wayne Swenson, as his separate estate; and Marlene Sue Davis, who acquired title as Marlene Sue Swenson, as her separate estate for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Huckleberry Hill, LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington:

A portion of Government Lot 1, Section 26, Township 36 North, Range 2 East of the Willamette Meridian, as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

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

Tax Parcel Number(s): P47119 / 360226-0-016-0008

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620019454, Schedule B, Special Exceptions; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: August 14, 2013

Randall Wayne Swenson
Randall Wayne Swenson

Marlene Sue Davis
Marlene Sue Davis

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20133581

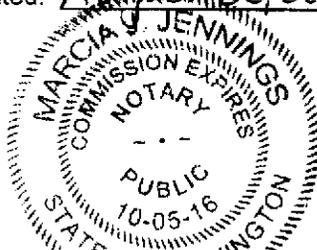
SEP 03 2013

Amount Paid \$ 15,669.⁰⁰
Skagit Co. Treasurer
By [Signature] Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Randall Wayne Swenson and Marlene Sue Davis is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 30, 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

EXHIBIT "A"
Legal Description

PARCEL A:

That portion of Government Lot 1, Section 26, Township 36 North, Range 2 East of the Willamette Meridian, described as follows:

Commencing at a point on the shore of Bellingham Bay which is North 01°42'41" East a distance of 1,156.50 feet from the Southeast corner of said Lot 1 (said point being called the Northeast corner of Government Lot 1);
thence South 01°42'41" West along said section line a distance of 462.00 feet;
thence due West a distance of 178.38 feet to the true point of beginning;
thence due East a distance of 78.34 feet to an intersection with the West line of the East 100.00 feet of said Section 26;
thence North 01°42'41" East, along said West line a distance of 456.00 feet, more or less, to the high water line;
thence Southwesterly along said high water line a distance of 79.00 feet, more or less, to a point that is North 01°42'41" East from the true point of beginning;
thence South 01°42'41" West a distance of 446.00 feet, more or less, to the true point of beginning;

(Also known as Tract C of Short Plat 59-73, approved December 26, 1973.)

Situated in Skagit County, Washington.

PARCEL B:

Second class tidelands, as conveyed by the State of Washington, described as follows:

Commencing at the meander corner between Section 25 and Section 26, Township 36 North, Range 2 East of the Willamette Meridian, said meander corner being monumented and described as shown on survey map filed and recorded January 8, 1974, in Volume 1 of Surveys, page 42, records of Skagit County, Washington;
thence North a distance of 66.00 feet;
thence South 87°23' West a distance of 100.00 feet to the true point of beginning;
thence continue South 87°23' West a distance of 77.96 feet;
thence North 01°10'40" West a distance of 701.22 feet to the Northerly line of those second class tidelands conveyed to Gilbert E. Mullen and Deloris Mullen, et al, by Quit Claim Deed recorded under Auditor's File No. 787004, records of Skagit County, Washington;
thence North 85°53' East along the Northerly line of said second class tidelands a distance of 60.37 feet;
thence South 02°37' East a distance of 702.58 feet to the true point of beginning.

Situated in Skagit County, Washington.

PARCEL C:

An easement for ingress and egress described as follows:

Commencing at a point on the East line of Government Lot 1, Section 26, Township 36 North, Range 2 East of the Willamette Meridian;
thence North 01°42'41" East a distance of 1,156.50 feet from the Southeast corner of said Lot 1, said point being on the shore of Bellingham Bay (said point being called the Northeast corner of said Government Lot 1);
thence South 01°42'41" West, along said East line a distance of 462.00 feet to the true point of beginning;
thence due West a distance of 100.04 feet;
thence North 01°42'41" East, parallel with said East line a distance of 20.01 feet;
thence due West a distance of 259.45 feet;
thence North 01°42'41" East, parallel with said East line a distance of 255.59 feet;
thence due West a distance of 20.01 feet;
thence South 01°42'41" West, parallel with said East line a distance of 295.60 feet;
thence due East a distance of 379.50 feet to said East section line;
thence North 01°42'41" East, along said East line a distance of 20.00 feet to the true point of beginning.

ALSO an easement for ingress and egress and utilities over and across the East 6.00 feet of Tract B, SHORT PLAT NO. 59-73, according to that certain Surveyors Certificate recorded January 8, 1974, in Block 1 of Surveys, page 42, under Auditor's File No. 795314, records of Skagit County, Washington.

Situated in Skagit County, Washington.



SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Easement, including the terms and conditions thereof, granted by instrument
Recorded: May 15, 1951
Auditor's No.: 460912, records of Skagit County, WA
In favor of: Charles J. Wicker and Edith F. Wicker, his wife
For: Road purposes
Affects: Said premises, the exact location and extent of said easement is undisclosed of record
2. Easement, including the terms and conditions thereof, granted by instrument
Recorded: June 28, 1950
Auditor's No.: 489782, records of Skagit County, WA
In favor of: Samish Island Water Co., a corporation
For: Water mains and water lines
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: June 29, 1955
Auditor's No.: 520232, records of Skagit County, WA
In favor of: Merle L. Niece, Jr. and Lorraine D. Niece, husband and wife
For: Road purposes
Affects: Said premises, the exact location and extent of said easement is undisclosed of record
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: September 9, 1930
Recording No.: 236933
5. Easement, including the terms and conditions thereof, granted by instrument
Recorded: November 18, 1983
Auditor's No.: 8311180064, records of Skagit County, WA
For: Ingress, egress, and utilities
Affects: The West 6 feet of Parcel A
6. 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.
7. Assessments, if any, levied by Samish Farms Water Association.
8. 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.

