

**When recorded return to:**

Cougar Peak, LLC  
C/O Sallye Quinn, Attorney, P.O. Box 5008  
Bellingham, WA 98229



201309100053

Skagit County Auditor

\$75.00

9/10/2013 Page

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4 4:28PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620019655

**P35127**

CHICAGO TITLE

**620019655**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Steve Skrinde and Karen Skrinde, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration

in hand paid, conveys, and warrants to Cougar Peak, LLC

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

That part of the Southwest ¼ of the Northwest ¼ of Section 3, Township 35 North, Range 4 East, W.M. records of Skagit County, Washington, lying South of the County road running through said subdivision,

EXCEPT that portion lying within that property conveyed to Alford B. Riggs and Maude E. Riggs, his wife, by deed recorded May 4, 1937, in Volume 172, page 3, under Auditor's File No. 289614, records of said County, described as follows:

Part of the east half of the Northeast ¼ of Section 4, and part of the west half of the Northwest ¼ of Section 3, all in Township 35 North, Range 4 East, W.M., more particularly described as follows:

Beginning at the 1/16<sup>th</sup> corner on the North line of the Northeast ¼ of Section 4, Township 35 North, Range 4 East, W.M.;

Thence South 0° 35' West 1974.6 feet along the north and south center line of the said Northeast ¼ of Section 4, Township 35 North, Range 4, East of W.M. to the Samish River;

Thence South 68° 16' East 265 feet;

Thence North 60° 04' East 300 feet;

Thence South 82° 27' East 728 feet;

Thence North 59° 46' East 131.4 feet;

Thence North 26° 38' East 490 feet;

Thence North 32° 10' West 168 feet to the 1/16<sup>th</sup> corner of the east line of the Northeast ¼ of said Section 4;

Thence North 2° 10' West 200 feet;

Thence North 26° 34' East 350 feet;

Thence North 79° 21' East 311 feet;

Thence North 24° 35' West 302 feet;

Thence North 64° 05' West 144 feet;

Thence North 28° 05' West 245 feet;

Thence South 86° 20' West 58 feet;

Thence South 25° 06' West 263 feet;

Thence North 55° 09' West 472 feet;

Thence North 83° 34' West 367 feet;

Thence North 60° 06' West 528 feet to place of beginning.

Excepting any portion of the above described premises lying easterly of the center line of the Samish River and also excepting County road right-of-ways.

EXCEPT that certain portion thereof as conveyed to Alford B. Riggs et ux by deed recorded March

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

**20133614**

**SEP 10 2013**

Amount Paid \$ **1785.00**  
Skagit Co. Treasurer  
By **MLG** Deputy

**STATUTORY WARRANTY DEED**  
(continued)

31, 1941, in Volume 182 of Deeds, page 572, under Auditor's File No. 337224, records of said County, more particularly described as follows:

That portion of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 3, Township 35 North, Range 4 East, W.M., lying Northwesterly of the center line of a creek, (sometimes known as "Swede Creek") that runs across the Northwest portion of the above described Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 3, Township 35 North, Range 4 East W.M., approximately 200 feet East of the Northwest corner of said Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 3, Township 35 North, Range 4 East W.M., and running into the Samish River.

EXCEPT that portion conveyed to Harry D. Jewell and Lois J. Jewell, husband and wife, under Auditor's File No. 9206150050, described as follows:

That portion of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 3, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the Southeast corner of said subdivision; thence Northerly along the East line thereof, a distance of 834.5 feet; thence Southwesterly in a straight line to a point on the West line of said subdivision that is 584.50 feet North of the Southwest corner of said subdivision; thence Southerly along the West line of said subdivision, a distance of 584.50 feet to the Southwest corner thereof; thence Easterly along the South line of said subdivision, 1271 feet, more or less, to the point of beginning. ALSO the East 60 feet (as measured at right angles to the East line thereof) of that portion of said Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  lying Southerly of the Gripp County Road and Northerly of the Northerly line of the hereinabove described main tract.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P35727 / 350403-2-002-0006

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

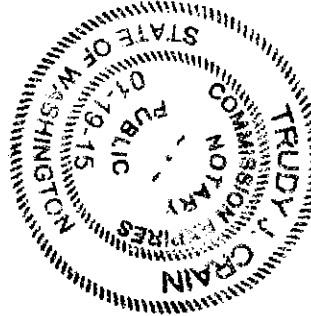


STATUTORY WARRANTY DEED  
(continued)

Dated: August 28, 2013

Steve Skrinde  
Steve Skrinde

Karen Skrinde  
Karen Skrinde



State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
Steve Skrinde & Karen Skrinde  
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: 9-9-13

Trudy J. Crain  
Name: Trudy J. Crain  
Notary Public in and for the State of WA  
Residing at: only  
My appointment expires: 1-19-15



201309100053

**EXHIBIT "A"**  
**Exceptions**

1. 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.
2. Any question that may arise due to shifting and changing in the course or boundaries of Samish River.
3. Any encroachment by, or adverse claim with respect to, any underground installation or easements appurtenant to said premises or other property, the existence of which is not disclosed by the public record.
4. City, county or local improvement district assessments, if any.

