

When recorded return to:

Mr. Paul Pheifer, Member
4634 Noon Road
Bellingham, WA 98226



201310170113

Skagit County Auditor
10/17/2013 Page

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\$74.00

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 147923-OE ✓

Grantor: Wade Revocable Living Trust, Charles L. McNallie and Loretta B. McNallie
Grantee: Kope Commercial Property, LLC

LAND TITLE OF SKAGIT COUNTY **Statutory Warranty Deed**

THE GRANTOR CHARLES L. McNALLIE and LORETTA B. McNALLIE, husband and wife; and JERRY A. KAHLKE and JOHN I. KAHLKE, CO-TRUSTEES OF THE SURVIVOR'S TRUST OF THE WILLY E. WADE AND EVELYN S. WADE REVOCABLE LIVING TRUST dated November 3, 1994 and amended May 2, 2006 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to KOPE COMMERCIAL PROPERTY, LLC, a Washington Limited Liability Company, the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn SW 1/4 Of SW 1/4, 8-36-4 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 360408-0-020-0002, P49117

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record, if any.

Dated

10/15/2013

20134219
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 17 2013

Amount Paid \$ 77.00
By Skagit Co. Treasurer Deputy

Wade Revocable Living Trust

See page 2 signature

By: Jerry Kahlke, Co-Trustee

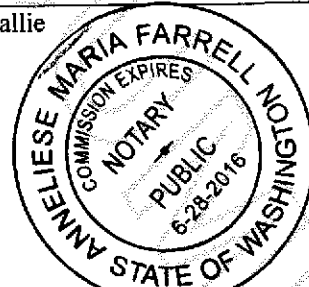
Charles L. McNallie

See page 2 signature

By: John I. Kahlke, Co-Trustee

Loretta B. McNallie

STATE OF Washington }
COUNTY OF Skagit } SS:



I certify that I know or have satisfactory evidence that Charles L. McNallie and Loretta B. McNallie the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated:

10/15/13

Notary Public in and for the State of Washington

Residing at La Grange

My appointment expires: 6/28/16

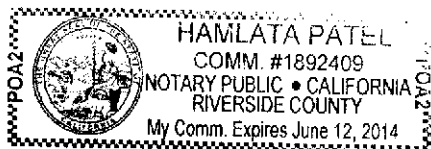
Jerry A. Kahlke
Jerry A. Kahlke, Co-Trustee

John I. Kahlke
John I. Kahlke, Co-Trustee

STATE OF California
County of Riverside, SS:

I certify that I know or have satisfactory evidence that Jerry A. Kahlke
signed this instrument, on oath stated that she is
authorized to execute the instrument and acknowledged it as the Co-Trustee
of Wade Revocable Living Trust to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: 10-16-2013

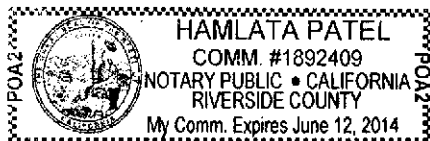


[Signature]
Notary Public in and for the State of California
Residing at Corona
My appointment expires: 6-12-14

STATE OF California
County of Riverside, SS:

I certify that I know or have satisfactory evidence that John I. Kahlke
signed this instrument, on oath stated that he is
authorized to execute the instrument and acknowledged it as the Co-Trustee
of Wade Revocable Living Trust to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: 10-16-2013



[Signature]
Notary Public in and for the State of California
Residing at Corona
My appointment expires: 6-12-14



EXHIBIT A

That portion of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 8, Township 36 North, Range 4 East, W.M., lying Southerly of the new County road known as the Alger-Cain Lake Road, and Northerly of the Bloedel Donovan Lumber Mills Railway right of way (now abandoned), EXCEPT that portion lying within the following described tracts:

- 1.) Beginning at the intersection of the East line of the County road with the North line of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$;
thence Northeasterly along road to its intersection with Bloedel Donovan Lumber Mills Coal Bunker spur;
thence Southerly along spur to Northeast corner of that certain tract conveyed to R. E. Daves by deed dated September 2, 1916, and recorded September 16, 1916, under Auditor's File No. 115127;
thence West parallel with South line of section a distance of 1,000 feet;
thence North to County road;
thence Northeasterly along County road to beginning.
- 2.) Beginning at a point on the Northerly edge of the right of way of the Bloedel Donovan Lumber Mills Railway, 238 feet North and 600 feet East of the Southwest section corner of said Section 8, (being the corner of Sections 7, 8, 17 and 18);
thence North 500 feet to a point;
thence East 1,000 feet to a point 20 feet West of the centerline of the road known as the Palmer Lake spur;
thence Southwesterly along a line 20 feet distant from, parallel to, and on the Westerly side of the centerline of said spur, 225 feet to intersection with the right of way of Bloedel Donovan Lumber Mills Railway;
thence Westerly along the Northerly boundary of said right of way at a distance of 50 feet from the centerline of said railway 1,078 feet to the point of beginning.
- 3.) Beginning at the section corner of Sections 7, 8, 17 and 18, same being the Southwest section corner of Section 8;
thence running North $33^{\circ}56'30''$ East, 1,122.7 feet to the real point of beginning;
thence North $4^{\circ}04'$ East 277.5 feet to a point;
thence North $50^{\circ}08'30''$ East, 519.6 feet to a point;
thence South $4^{\circ}03'$ West 317.1 feet to a point;
thence South $45^{\circ}33'$ West, 565.1 feet to a point;
thence North $4^{\circ}03'$ East 102.4 feet to the true point of beginning, same being in the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the North-west $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 8, Township 36 North, Range 4 East, W.M.

TOGETHER WITH that portion, if any, of the vacated Alger-Cain Lake Road No. 254, which reverted to said property by operation of law.

Situate in the County of Skagit, State of Washington.



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\$74.00

3 3:36PM

LPB 11-05(i-i)
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