

When recorded return to:

Rocket Properties, LLC
C/O Barron Smith Daugert, PLLC
P.O. Box 5008
Bellingham, WA 98227



Skagit County Auditor \$73.00
2/14/2014 Page 1 of 2 3:13PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 148474-SE ✓

Grantor: Chuckanut Investments, L.L.C., a Washington limited liability company
Grantee: Rocket Properties, LLC, a Washington limited liability company

Statutory Warranty Deed

LAND TITLE OF SKAGIT COUNTY

THE GRANTOR CHUCKANUT INVESTMENTS, L.L.C., a Washington limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ROCKET PROPERTIES, LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn NW 1/4 Of SW 1/4, 34-36-3 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 148474-SE.

Tax Parcel Number(s): 360334-3-018-0005, P48623

Dated February 6, 2014

Chuckanut Investments, L.L.C., a Washington limited liability company

By: Mindy G. Osetek
By: Mindy G. Osetek, Managing Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20 14 486
FEB 14 2014

Amount Paid \$ 3,120.⁰⁰
Skagit Co. Treasurer
By: Mdm Deputy

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Mindy G. Osetek
the person who appeared before
me, and said person acknowledged that She signed this instrument, on oath stated She is
authorized to execute the instrument and is Managing Member
of Chuckanut Investments, L.L.C., a Washington limited*
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

*liability company

Dated: February 13th 2014

Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2014



EXHIBIT A

That portion of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 34, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at a point on the East right-of-way line of the Pacific Highway, which point is 388.73 feet South and 51.0 feet East of the $\frac{1}{4}$ corner between Sections 33 and 34, Township 36 North, Range 3 East, W.M., (in this description the West line of the Southwest $\frac{1}{4}$ of Section 34, Township 36 North, Range 3 East, W.M., is considered as bearing due North and South);
thence from this point of beginning South $85^{\circ}54'15''$ East along the centerline of a certain slough known as the North Fork of the Samish River, 189.38 feet to a point which is 402.26 feet South and 240.0 feet East of the said $\frac{1}{4}$ corner between Sections 33 and 34;
thence North 42.84 feet to the South right-of-way line of Skagit County Road No. XCVI;
thence Westerly along the South right-of-way line of said County Road XCVI to the East right-of-way line of Pacific Highway;
thence Southerly 67.53 feet along the East right-of-way line of the Pacific Highway to the point of beginning.

Situate in the County of Skagit, State of Washington.

TOGETHER WITH an easement for septic drainfield and maintenance thereof, over, under and across the West 35 feet (extending to 55 feet, as depicted on Exhibit "A" of Auditor's No. 200303310282) of the following described tracts:

PARCEL "A":

That portion of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 34, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at the Northwest corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$;
thence running North $89^{\circ}55'$ East along the quarter section line of said Section 34, a distance of 240 feet;
thence due South 244.8 feet to the true point of beginning;
thence East, 150 feet;
thence South 129 feet, more or less, to the North line of the County Road;
thence Westerly along the North line of the County Road, 161.2 feet, more or less, to a point due South of the point of beginning;
thence North 70.8 feet, more or less, to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 34, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at a point on the East line of the Pacific Highway, 202.44 feet Northerly of the point of intersection of said East line with the Northerly line of the County road known as Road XCVI (said point being 78 feet South and 41.3 feet East of the Northwest corner of the Southwest $\frac{1}{4}$ of said Section 34);
thence East at right angles to the West line of said Section, 198.7 feet;
thence North parallel with said West line, 100 feet to the true point of beginning of this description;
thence South parallel with said West line to a point 244.8 feet South of the North line of the Southwest $\frac{1}{4}$ of said Section 34;
thence due East, 150 feet;
thence running due South, 129 feet, more or less, to the North line of the County road;
thence Southeasterly along said road to a point intersecting a line drawn parallel to and 8 feet East of the last described line (as measured at right angles thereto);
thence North parallel with the West line of said Section 34 to a point East of the true point of beginning;
thence West to the true point of beginning.

Situate in the County of Skagit, State of Washington.

LPB 10-05(i-l)



201402140087