

When recorded return to:  
David D. Roser  
1310 7th Street  
Anacortes, WA 98221



Skagit County Auditor \$75.00  
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Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620020762

CHICAGO TITLE  
620020762

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) LBMW LLC, a Washington limited liability company  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to David D. Roser, an unmarried individual

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

A portion of the Northwest Quarter of the Southeast Quarter and of the Northeast Quarter of the  
Southwest Quarter of Section 22, Township 36 North, Range 3 East, W.M., 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): P101399 / 360322-3-001-0100

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Chicago Title Company Order 620020762; Schedule B, Special Exceptions; and Skagit County Right  
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: February 18, 2014

LBMW LLC, a Washington limited liability company

BY: [Signature]  
Stennar Thorson, Member  
By: [Signature]  
Crystal Thorson, Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2014568  
FEB 24 2014

Amount Paid \$ 3,876.50  
Skagit Co. Treasurer  
By [Signature] Deputy

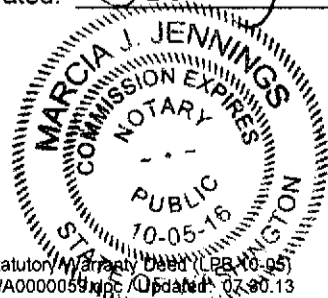
State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Stennar Thorson and  
Crystal Thorson

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they)  
signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and  
acknowledged it as the Members of LBMW, LLC, a Washington limited liability company to be the free  
and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: February 20, 2014

[Signature]  
Name: Marcia J. Jennings



Notary Public in and for the State of WA  
Residing at: Sedro-Woolley WA  
My appointment expires: 10/5/2016

## SPECIAL 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. Rights and rights-of-way to construct and maintain water pipe lines over and across as disclosed by various matters of record.
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Oscar Simmon, a widower  
Purpose: Private Roadway  
Recording Date: August 25, 1931  
Recording No.: 245598  
Affects: Portion of subject property
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Bert Arthur Hasselberg, Karen Jean Nickles and Cindy Lee Hughes  
Purpose: A 60.00 foot wide easement for ingress, egress and utilities  
Recording Date: September 2, 1998  
Recording No.: 9809020069
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Bert A. Haselberg, Karen J. Nickles and Cindy L. Hughes  
Purpose: Eliminate "land-locked" status  
Recording Date: December 17, 2000  
Recording No.: 200012270032
6. Any rights, interests, or claims which may exist or arise as disclosed by survey.  
Recording Date: May 4, 2001  
Recording No.: 200105040041
7. Notice re: Bylaws and Service Areas and the terms and conditions thereof  
Recording Date: November 16, 2009  
Recording No.: 200911160063
8. Lot of Record Certification  
Recording Date: November 15, 2011  
Recording No.: 201111150218
9. Protected Critical Area Site Plan and the terms and conditions thereof  
Recording Date: April 18, 2012  
Recording No.: 201204180057
10. Surface Water Source Limited Mitigation Summary and the terms and conditions thereof  
Recording Date: June 4, 2012  
Recording No.: 201206040068
11. City, county or local improvement district assessments, if any.
12. Assessments, if any, levied by Blanchard Edison Water Association.
13. 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.



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## 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.



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**EXHIBIT "A"**

**Order No.:** 620020762

**PARCEL A:**

That portion of the Northwest Quarter of the Southeast Quarter and of the Northeast Quarter of the Southwest Quarter of Section 22, Township 36 North, Range 3 East, W.M. described as follows:

Beginning at the Northwest corner of said Northwest Quarter of the Southeast Quarter (center of Section 22);

Thence South 89°34'13" East 634.00 feet along the North line of said Northwest Quarter of the Southeast Quarter;

Thence South 45°36'24" West, parallel with a line run between the Northeast corner of said Northwest Quarter of the Southeast Quarter to the Southwest corner of said Northwest Quarter of the Southeast Quarter, 1174.88 feet to the toe of the hill which defines the uplands to the Northeast, identified on Skagit County Comprehensive plan dated November 1, 1999 as Rural Reserve (RRV) and the lowlands to the Southwest, identified on Skagit County Comprehensive Plan dated November 1, 1999 as Natural Resource Land (AG-HRL) Agriculture-NRL;

Thence along said toe of the hill, also being the land use boundary line as follows, North 66°52'17" West 28.95 feet;

Thence North 43°23'01" West 49.86 feet;

Thence North 12°45'24" West 137.84 feet;

Thence North 7°52'52" East 41.42 feet;

Thence North 41°08'40" West 59.17 feet;

Thence North 76°34'16" West 57.00 feet;

Thence North 80°10'05" West 20.15 feet;

Thence North 30°36'18" West 40.69 feet;

Thence North 64°26'26" West 64.64 feet;

Thence North 81°20'36" West 76.90 feet;

Thence North 19°08'20" West 72.80 feet;

Thence North 64°30'34" East 74.20 feet;

Thence North 23°37'20" West 46.76 feet, more or less, to the Northwesterly line of that certain parcel "B" described on Quit Claim Deed to Gail M. Anderson, Kim T. Zackariasen and David C. Hasselberg, recorded under Skagit County Auditor's File No. 9808260087 and being more particularly shown on that certain record of survey map recorded in Volume 20 of Surveys, pages 141-142, records of Skagit County and bearing South 58°49'33" West from the POINT OF BEGINNING;

Thence North 58°49'33" East along said Northwesterly line 626.56 feet, more or less, to the POINT OF BEGINNING.

Situated in Skagit County, Washington.

**PARCEL B:**

A 60.00 foot wide non-exclusive mutually beneficial easement for ingress, egress and utilities described as follows:

A 60.00 foot wide easement for ingress, egress, and utilities over, under and across a portion of the Northwest Quarter of the Southeast Quarter and a portion of the Northeast Quarter of the Southwest Quarter of Section 22, Township 36 North, Range 3 East, W.M., said easement being 30.00 feet right and 30.00 feet left of the following described centerline:

Commencing at the Northwest corner of said Northwest Quarter of the Southeast Quarter of said Section 22 (center of section);

Thence South 0°25'37" East 1303.90 feet along the West line of said Northwest Quarter of the Southeast Quarter to the Southwest corner of said Northwest Quarter of the Southeast Quarter of Section 22;

Thence North 45°36'24" East 248.72 feet along a line run from said Southwest corner of the Northwest Quarter of the Southeast Quarter to the Northeast corner of said Northwest Quarter of the Southeast Quarter to the TRUE POINT OF BEGINNING of said centerline;

Thence North 19°09'39" West 8.36 feet;

Thence North 29°22'51" West 263.33 feet;

Thence North 40°28'05" West 218.24 feet;

Thence North 34°00'24" West 232.82 feet;

Thence North 56°13'26" West 70.68 feet;

Thence North 73°49'42" West 267.96 feet;

Thence North 61°15'34" West 48.63 feet;

Thence North 27°37'35" West 41 feet, more or less, to the Northeasterly line of that certain Parcel B described in Quit Claim Deed to Gail Marine Andersen, Kim T. Zackariasen and David C. Hasselberg, recorded under Skagit County Auditor's File Number 9808260087 and being the terminus of said centerline.

Situated in Skagit County, Washington.

