



201407020042

Skagit County Auditor

7/2/2014 Page

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4

\$75.00

1:41PM

When recorded return to:

Donn E. Leiske and Kathleen A. Leiske, Trustees
Leiske Family Trust
4418 Cashmere Drive NE
Lacey, WA 98516

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

Filed for record at the request of:

20142346

JUL 02 2014



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620021708

Amount Paid \$1,785.⁰⁰
By *man* Skagit Co. Treasurer Deputy

CHICAGO TITLE
620021708

STATUTORY WARRANTY DEED

THE GRANTOR(S) Prevedell 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 Donn E. Leiske and Kathleen A. Leiske,
Trustees of the Leiske Family Trust dated April 10, 2009
the following described real estate, situated in the County of Skagit, State of Washington:

PARCEL A:

The Northwest Quarter of the Northwest Quarter, Section 8, Township 35 North, Range 6 East,
W.M.

Situated in Skagit County, Washington.

PARCEL B:

An easement for ingress, egress and utilities as described in Access and Utility Easement
recorded July 15, 2013, under Auditor's File No. 201307150115, records of Skagit County,
Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P40856 / 350608-2-002-0009

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620021708, Schedule B, Special Exceptions, which are attached hereto
and made a part hereof.

STATUTORY WARRANTY DEED
(continued)

July 1st
Dated: June 23, 2014

Prevedell LLC, a Washington limited liability company

BY: Samuel David Hobson, Trustee
Samuel David Hobson, Trustee of the SDH Trust,
Sole Member

State of Washington
County of King

I certify that I know or have satisfactory evidence that Samuel David Hobson

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 Trustee of SDH Trust, Sole Member of Prevedell LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 1st 2014



Greg L. Anthi
Name: GREG L. ANTHIS
Notary Public in and for the State of Washington
Residing at: Kirkland, WA
My appointment expires: 3-27-2018



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SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Reservations contained in deed
Recording Date: September 13, 1898
Recording No.: 28986
2. Reservations contained in deed
Recording Date: September 8, 1899
Recording No.: 31547
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Schmidt Mill Company
Purpose: Ingress and egress
Recording Date: December 28, 1967
Recording No.: 708491
4. Reservation contained in deed
Recording Date: May 5, 1978
Recording No.: 855914
5. Lot of Record Certification and the terms and conditions thereof
Recording Date: January 18, 2007
Recording No.: 200701180043
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. Lot of Record Certification and the terms and conditions thereof
Recording Date: June 18, 2013
Recording No.: 201306180077
8. Unrecorded leasehold interests, rights of tenants and parties in possession, rights of vendors to remove trade fixtures and rights of those parties secured under the Uniform Commercial Code, if any.
9. City, county or local improvement district assessments, if any.



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SCHEDULE "B"

**Exceptions
(continued)**

10. The Land has been classified as Forest Land and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording Date: March 24, 1982
Recording No.: 8203240012

Notice of Continuance
Recording Date: May 26, 2002
Recording No.: 200205280010

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

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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