

AFTER RECORDING MAIL TO:
Zhongze Zhang, Managing Member
C/O Joanmarie Curran/Realogics Sotheby's 2715 1st Ave
Seattle, WA 98121



201408010066

Skagit County Auditor

\$75.00

8/1/2014 Page

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4 11:35AM

147081-D

Filed for Record at Request of
Escrow Professionals Of Washington
Escrow Number: 4-1185-BFaw

P130116

P16358

P16324

P16359

P112841

Statutory Warranty Deed

THE GRANTOR **Rodney L. Juntunen and Mariko Juntunen, husband and wife**

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

22 by JMK AIF
in hand paid, conveys and warrants to **Seattle Tree Park Inc., a Washington corporation**

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

**LEGAL DESCRIPTION IS ATTACHED HERETO, AS EXHIBIT "A", AND BY THIS REFERENCE
MADE A PART HEREOF**

Together with a 1998 PALMH 30/60 Tpo: &110832 Vin: PH202331 manufactured home

Abbreviated Legal:

Ptn Gov. Lot 2 & Ptn SW 1/4 of NE 1/4, In 5-33-4 E W.M.

Tax Parcel Number: 330405-0-003-0100, 330405-0-003-0009, 330405-0-003-0200, 330405-1-002-0107, 330405-1-002-0206

Additional legal(s) on page: 3

LAND TITLE OF SKAGIT COUNTY

SUBJECT TO: Subject to easements, restrictions, reservations, covenants and agreements of records.

Dated **July 28, 2014**

Rodney L. Juntunen

Mariko Juntunen

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20142784
AUG 01 2014

Amount Paid \$25,186.⁶⁶
Skagit Co. Treasurer
By *mem* Deputy

LPB 10-05(i)
Page 1 of 3

STATE OF Washington }
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that **Rodney L. Juntunen and Mariko Juntunen**
is/~~are~~ the person(s) who appeared before me, and said person(s) acknowledged that he/she/they
signed this instrument and acknowledge it to be his/her/their free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: 7/29/2014

Kris E. Beckman

Notary Public in and for the State of Washington

Residing at Seattle, WA

My appointment expires: 01-17-2015



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Schedule "A-1"

147081-O

DESCRIPTION:

PARCEL "A":

That portion of Government Lot 2, Section 5, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the Northwest corner of said Government Lot 2 (North $\frac{1}{4}$ corner);
thence North $89^{\circ}24'08''$ East along the North line of said Government Lot 2 for a distance of 340.06 feet;
thence South $0^{\circ}13'45''$ East for a distance of 30.00 feet, more or less, to the Southerly right of way margin of Hickox Road and being the true point of beginning;
thence continue South $0^{\circ}13'45''$ East for a distance of 303.72 feet;
thence South $89^{\circ}24'08''$ West for a distance of 283.40 feet, more or less, to the Easterly right of way margin of Burkland Road, being a point on the East line of the West 40 feet of said Government Lot 2;
thence North $3^{\circ}04'53''$ West along said Easterly margin of Burkland Road, parallel with the West line of said Government Lot 2, for a distance of 254.00 feet, more or less, to an angle point in said right of way margin, said point being the Southerly most corner of that certain tract conveyed to Skagit County by right of way deed recorded under Skagit County Auditor's File No. 807295;
thence North $43^{\circ}09'38''$ East along the Southeasterly line of said tract conveyed to Skagit County for a distance of 69.16 feet, more or less, to said Southerly right of way margin of Hickox Road at a point bearing South $89^{\circ}24'08''$ West from the true point of beginning;
thence North $89^{\circ}24'08''$ East along said Southerly margin for a distance of 248.52 feet, more or less, to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 5, Township 33 North, Range 4 East, W.M.,

EXCEPT the South 20 acres,

AND EXCEPT the West 40 feet thereof as recorded February 9, 1911 and September 20, 1946, under Auditor's File Nos. 83275 and 396183, respectively,

ALSO EXCEPT the following described tract:

Beginning at a point on the West line of said Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, which point bears South $3^{\circ}05'00''$ East, a distance of 1,350.26 feet from the Northwest corner of the Northeast $\frac{1}{4}$ of Section 5;
thence North $88^{\circ}25'00''$ East, a distance of 40.01 feet to a point on the East right of way line of that County Road known as the Burkland Road and which point is the true point of beginning of this description;
thence continuing North $88^{\circ}25'00''$ East, a distance of 150.00 feet;
thence South $3^{\circ}05'00''$ East, a distance of 92.00 feet;
thence South $88^{\circ}25'00''$ West, a distance of 150.00 feet to a point on the East line of said County Road;
thence North $3^{\circ}05'00''$ West along the East line of said County Road, a distance of 92.00 feet to the true point of beginning of this description, also being known as Tract "A" of Short Plat No. 11-74.



DESCRIPTION CONTINUED:

PARCEL "B" continued:

TOGETHER WITH Lot 2, Section 5, Township 33 North, Range 4 East, W.M.,

EXCEPT a tract beginning at a point on the East line of said lot, 697 feet South of the Northeast corner thereof;

thence Northwesterly paralleling and keeping 14 feet out from the base of a hill a distance of 900 feet, more or less, to the North line of said lot;

thence East along the North line of said lot, 540 feet, more or less, to the Northeast corner of said lot; thence South to the point of beginning.

AND EXCEPT the West 40 feet thereof conveyed to Skagit County for road purposes by deeds recorded February 9, 1911, and September 20, 1946, under Auditor's File Nos. 83275 and 396183, respectively and that portion thereof conveyed to Skagit County by right of way deed recorded under Auditor's File No. 807295,

AND EXCEPT that portion conveyed to Drainage District No. 17 of Skagit County by deed recorded January 14, 1949, under Auditor's File No. 427055,

ALSO EXCEPT that portion lying within Hickox Road,

AND ALSO EXCEPT the following described tract:

Beginning at the Northwest corner of said Government Lot 2 (North $\frac{1}{4}$ corner);
thence North $89^{\circ}24'08''$ East along the North line of said Government Lot 2 for a distance of 340.06 feet;
thence South $0^{\circ}13'45''$ East for a distance of 30.00 feet, more or less, to the Southerly right-of-way margin of Hickox Road and being the true point of beginning;
thence continue South $0^{\circ}13'45''$ East for a distance of 303.72 feet;
thence South $89^{\circ}24'08''$ West for a distance of 283.40 feet, more or less, to the Easterly right of way margin of Burkland Road, being a point on the East line of the West 40 feet of said Government Lot 2;
thence North $3^{\circ}04'53''$ West along said Easterly margin of Burkland Road, parallel with the West line of said Government Lot 2, for a distance of 254.00 feet, more or less, to an angle point in said right-of-way margin, said point being the Southerly most corner of that certain tract conveyed to Skagit County by right of way deed recorded under Skagit County Auditor's File No. 807295;
thence North $43^{\circ}09'38''$ East along the Southeasterly line of said tract conveyed to Skagit County for a distance of 69.16 feet, more or less, to said Southerly right of way margin of Hickox Road at a point bearing South $89^{\circ}24'08''$ West from the true point of beginning;
thence North $89^{\circ}24'08''$ East along said Southerly margin for a distance of 248.52 feet, more or less, to the true point of beginning.

Situate in the County of Skagit, State of Washington.



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