



201409050061

Skagit County Auditor

\$75.00

9/5/2014 Page

1 of

4 3:45PM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20143306

SEP 05 2014

Amount Paid \$0
Skagit Co. Treasurer
By: hb Deputy

AFTER RECORDING MAIL TO:

BARRON SMITH DAUGERT PLLC
300 N. Commercial Street / PO Box 5008
Bellingham, WA 98227

SPECIAL WARRANTY DEED

Reference numbers of related documents:

Grantor: **ELIZABETH A. MAUDEN**, Trustee of the **MARK L. MAUDEN** and **ELIZABETH A. MAUDEN LIVING TRUST**, u/a dated April 26, 2012

Grantee: **B & M MANAGEMENT LLC**, a Washington limited liability company

Legal Description (abbreviated): Parcel 1: (Tax 21C & Tax 22C) THAT PTN GVT LOT 2 SEC 19 TWP 35 RG 5, BEG AT INTRSECTN... Parcel 2: PTN LOT 3 SEC 19 TWP 35 RG 5 DAF: BEG AT PT ON S LN... Parcel 3: THAT PTN GVT LOT 3 SEC 19 TWP 35 N RG 5 E DAF: BEG AT A PT ON E LN ...

Additional Legal Descriptions: **Pages 3 and 4**

Assessor's Tax Parcel Numbers: Parcel 1: P39473, 350519-0-037-0000; Parcel 2: P39499, 350519-0-059-0102; Parcel 3: P39491, 350519-0-053-0009

THE GRANTOR, **ELIZABETH A. MAUDEN**, Trustee of the **MARK L. MAUDEN** and **ELIZABETH A. MAUDEN LIVING TRUST**, u/a dated April 26, 2012, as contribution of capital to limited liability company and for no monetary consideration, a mere change in identity or form, conveys and warrants to **B & M MANAGEMENT LLC**, a Washington limited liability company, the following described real estate, situated in the County of Skagit, State of Washington:

THOSE CERTAIN TRACTS OF LAND LISTED AND DESCRIBED ON EXHIBIT A ATTACHED AND INCORPORATED BY

REFERENCE AS IF FULLY SET FORTH HEREIN.

SUBJECT TO: Easements, Restrictions and Reservations of record.

The Grantor for herself and for her successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor, and not otherwise, she will forever warrant and defend the said described real estate.

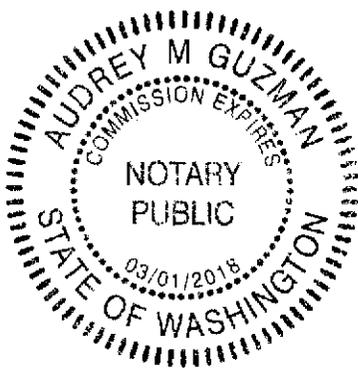
Dated: Sept. 4 2014, 2014

Elizabeth A. Mauden
ELIZABETH A. MAUDEN, Trustee of the
Mark L. Mauden and Elizabeth A. Mauden
Living Trust

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **Elizabeth A. Mauden** is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as **Trustee of the Mark L. Mauden and Elizabeth A. Mauden Living Trust**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 4th day of September, 2014.



Audrey M. Guzman
Printed Name audrey guzman
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 03/01/2018

Special Warranty Deed - 2



EXHIBIT A

Parcel 1:

P39473, XrefID 350519-0-037-0000, commonly known as 405 Township Road, Sedro-Woolley, WA, legally described as:

(TAX 21C & TAX 22C) THAT PORTION OF GOVERNMENT LOT 2 IN SEC 19, TWP 35, RNG 5 DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF COUNTY ROAD ALONG WEST LINE OF SAID LOT WITH THE NORTH LINE OF COUNTY ROAD (CEMETERY ROAD) ALONG SOUTH LINE OF SAID LOT; THENCE NORTH ALONG EAST LINE OF SAID ROAD TO A POINT THAT IS 186 FEET NORTH OF SOUTH LINE OF SAID LOT AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH ALONG SAID ROAD A DISTANCE OF 120 FEET, MORE OR LESS, TO A POINT THAT IS 306 FEET NORTH OF SOUTH LINE OF SAID LOT, THENCE EAST PARALLEL WITH CEMETERY ROAD A DISTANCE OF 107 FEET, MORE OR LESS, TO WEST LINE OF A TRACT CONVEYED TO CALVIN A. COLE RECORDED UNDER AF #626607; THENCE SOUTH ALONG SAID WEST LINE A DISTANCE OF 120 FEET, MORE OR LESS, TO A POINT IN A LINE THAT IS PARALLEL WITH THE NORTH LINE OF THE CEMETERY ROAD AND INTERSECTS THE TRUE POINT OF BEGINNING; THENCE WEST A DISTANCE OF 107 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

Parcel 2:

P39499, XrefID 350519-0-059-0102, commonly known as 930 E State St, Sedro-Woolley, WA, legally described as:

A PORTION OF LOT 3, SEC 19, TWP 35, RNG 5 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 170 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 312.55 FEET; THENCE EAST 280 FEET; THENCE SOUTH 311.65 FEET TO THE SOUTH LINE OF LOT 3; THENCE WEST 280 FEET TO PLACE OF BEGINNING; EXCEPT THE WEST 175 FEET THEREOF; EXCEPT THE COUNTY ROADS; AND EXCEPT THAT PORTION LYING WITHIN THE BOUNDARIES OF STATE STREET.

Parcel 3:

P 39491, XrefID 350519-0-053-0009, commonly known as 625 Township Rd, Sedro-Woolley, WA, legally described as:

THAT PORTION OF GOVERNMENT LOT 3 IN SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT

Special Warranty Deed - 3



Skagit County Auditor

\$75.00

9/5/2014 Page

3 of

4 3:45PM

UNRECORDED

A POINT ON THE EAST LINE OF TOWNSHIP STREET THAT IS 30 FEET EAST AND 651 FEET NORTH OF THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 3, SAID POINT BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO CLARK SELIX, ET UX, BY DEED RECORDED MAY 4, 1948, UNDER AUDITOR'S FILE NO. 417773; THENCE EAST ALONG THE NORTH LINE OF SAID SELIX TRACT 420 FEET TO THE WEST LINE OF THE "OTTO GREENSTREET'S ADDITION TO SEDRO WOOLLEY", AS PER PLAT RECORDED IN VOLUME 6 OF PLATS, PAGE 18, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH ALONG THE WEST LINE OF SAID PLAT 319.5 FEET, MORE OR LESS, TO A POINT 344 FEET SOUTH OF THE NORTH LINE OF SAID GOVERNMENT LOT 3; THENCE WEST ALONG A LINE THAT IS PARALLEL TO AND 344 FEET SOUTH OF THE NORTH LINE OF SAID GOVERNMENT LOT 3 A DISTANCE OF 270 FEET, MORE OR LESS, TO A POINT 180 FEET EAST OF THE WEST LINE OF SAID GOVERNMENT LOT 3, SAID POINT BEING THE NORTHWEST CORNER OF A TRACT CONVEYED TO L.M. ELLIOTT BY DEED RECORDED JULY 17, 1950, UNDER AUDITOR'S FILE NO. 448342; THENCE SOUTH ALONG THE WEST LINE OF SAID ELLIOTT TRACT, A DISTANCE OF 138.5 FEET; MORE OR LESS, TO THE SOUTHEAST CORNER OF A TRACT CONVEYED TO D.E. CUMMINGS BY DEED RECORDED JULY 26, 1954, UNDER AUDITOR'S FILE NO. 504397; THENCE WEST ALONG THE SOUTH LINE OF SAID CUMMINGS TRACT A DISTANCE OF 150 FEET TO THE EAST LINE OF TOWNSHIP STREET THENCE SOUTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

Special Warranty Deed - 4



201409050061

Skagit County Auditor

\$75.00

9/5/2014 Page

4 of

4 3:45PM