



201411140091

When recorded return to:
Donald Christian Heurich King
3250 Wilshire Boulevard Suite 1750E
Los Angeles, CA 90010

Skagit County Auditor \$78.00
11/14/2014 Page 1 of 7 3:44PM

Recorded at the request of:
File Number: 108468

Statutory Warranty Deed

108468
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR P-K RANCH, LLC, 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 GRANTEE Donald Christian Heurich King, a single man the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Section 3, Township 33 North, Range 4 East, W.M.; Portions of the South 1/4 of the North 1/2

For Full Legal See Attached Exhibit "A"

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P116939, 330403-1-001-0500, P16243, 330403-1-001-0019

Dated 11 / 14 / 14

P-K RANCH, LLC, A Washington Limited Liability Company

By: G. Paul Ware, Authorized Agent

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20144315
NOV 14 2014

Amount Paid \$6057.⁰⁰
Skagit Co. Treasurer
By Deputy

STATE OF _____ }
COUNTY OF _____ } SS:

I certify that I know or have satisfactory evidence that G. Paul Ware is the person who appeared before me, and said person acknowledged that He signed this instrument and acknowledged it as the Authorized Signor of P-K Ranch, LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the State of _____
Residing at _____
My appointment expires: _____

ACKNOWLEDGMENT ATTACHED

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT
CIVIL CODE § 1189

State of California

County of MONTEREY

On NOV 13 2014
Date

before me, MARTIN DOOLEY, Notary Public
Name and Title of the Officer

personally appeared G. PAUL WARE

Name(s) of Signer(s)



Place Notary Seal Above

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Martin Dooley

Signature of Notary Public

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document STATUTEY W/ILLUSTRY Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: ACTY SIGNED OF P-K

RANCH LLC

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____



EXHIBIT A

PARCEL A:

Lot 3 of SKAGIT COUNTY SHORT PLAT NO. PL00-376, approved October 11, 2002 and recorded October 16, 2002 under Auditor's File No. 200210160141, records of Skagit County, Washington; being a portion of the Southeast Quarter of the Northwest Quarter and the Southwest Quarter of the Northeast Quarter of Section 3, Township 33 North, Range 4 East of the Willamette Meridian.

PARCEL B:

A non-exclusive easement 60 feet wide for ingress, egress and utilities over, under and through the Southeast Quarter of the Northwest Quarter of the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Southeast Quarter all in Section 3, Township 33 North, Range 4 East of the Willamette Meridian, the centerline of which is described as follows:

Beginning at the Southwest corner of the Southeast Quarter of the Northwest Quarter of said Section 3;

Thence North $01^{\circ}57'53''$ West along the West line thereof, a distance of 433.25 feet to the centerline of Cascade Ridge Drive as shown on the Plat of Cascade Ridge P.U.D., according to the Plat thereof recorded in Volume 14 of Plats, pages 112 through 121, records of Skagit County, Washington and the initial point of this centerline description;

Thence North $78^{\circ}54'55''$ East, a distance of 22.80 feet to the point of curvature of a curve to the left having a radius of 170.00 feet;

Thence Easterly along said curve through a central angle of $15^{\circ}19'30''$ and an arc length of 45.47 feet to the point of reverse curvature of a curve to the right having a radius of 115.00 feet;

Thence Easterly along said curve through a central angle of $35^{\circ}35'31''$ and an arc length of 71.44 feet;

Thence South $80^{\circ}49'04''$ East, a distance of 56.12 feet to the point of curvature of a non-tangent curve to the right having a radius of 176.38 feet, from this point the center bears South $65^{\circ}32'47''$ East;

Thence Northerly along said curve through a central angle of $73^{\circ}35'16''$ and an arc length of 226.54 feet;

Thence South $81^{\circ}57'31''$ East, a distance of 155.47 feet to the point of curvature of a curve to the left having a radius of 169.81 feet;

Thence Easterly along said curve through a central angle of $40^{\circ}20'14''$ and an arc length of 119.55 feet to the point of reverse curvature of a curve to the right having a radius of 115.00 feet;

Thence Easterly along said curve through a central angle of $90^{\circ}51'48''$ and an arc length of 182.37 feet to the point of reverse curvature of a curve to the left having a radius of 274.51 feet;

Thence Easterly along said curve through a central angle of $27^{\circ}15'57''$ and an arc length of 130.63 feet;

(Legal description continued on next page)



201411140091

Skagit County Auditor

\$78.00

11/14/2014 Page

3 of

7 3:44PM

Thence South 58°41'55" East, a distance of 217.08 feet to the point of curvature of a curve to the left having a radius of 325.55 feet;
Thence Easterly along said curve through a central angle of 25°03'59" and an arc length of 142.43 feet to the point of reverse curvature of a curve to the right having a radius of 115.00 feet;
Thence Easterly along said curve through a central angle of 29°54'17" and an arc length of 60.02 feet to Point "A";
Thence continuing along said curve through a central angle of 31°14'36" and an arc length of 62.71 feet;
Thence South 22°36'59" East, a distance of 243.39 feet to the point of curvature of a curve to the right having a radius of 115.00 feet;
Thence Southerly along said curve through a central angle of 15°19'19" and an arc length of 30.75 feet to the point of reverse curvature of a curve to the left having a radius of 115.00 feet;
Thence Southerly and Easterly along said curve through a central angle of 134°33'57" and an arc length of 270.09 feet to the point of reverse curvature of a curve to the right having a radius of 150.00 feet;
Thence Easterly along said curve through a central angle of 62°00'54" and an arc length of 162.35 feet to the point of curvature of a reverse curve to the left having a radius of 115.00 feet;
Thence Easterly and Northerly along said curve through a central angle of 83°51'20" and an arc length of 168.31 feet;
Thence North 16°17'57" East, a distance of 67.15 feet to a point on the East-West centerline of said Section 3 which lies North 87°15'24" East, a distance of 1,895.24 feet from the Southwest corner of the Southeast Quarter of the Northwest Quarter of said Section 3 and the terminus of this centerline description;

TOGETHER WITH an easement for ingress, egress, utilities and cul-de-sac described as follows:

Beginning at Point "A" described above;

Thence North 36°08'24" East, a distance of 45.00 feet to the center of a 45 foot radius cul-de-sac with 20 foot radius entrance and exit curves at the intersections with the Northeasterly line of the hereinabove described 60 foot easement.



Exhibit B

EXCEPTIONS:

A. RESERVATIONS CONTAINED IN DEED

Executed by: Pacific Nickel Company
Recorded: February 26, 1949
Auditor's No: 428325
Reserving unto the grantor, its successors and assigns,
all coal, oil, gases, minerals (etc.) and roads

B. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Scott Paper Company, a Pennsylvania corporation
And: Georgia Pacific Corporation, a Georgia corporation
Dated: April 2, 1988
Recorded: June 19, 1989
Auditor's No: 8906190004
Regarding: Construction, maintenance and use of roadway

C. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Georgia-Pacific Corporation, a Georgia corporation
through its Washington Wood Products Division
And: Scott Paper Company, a Pennsylvania corporation
Dated: June 27, 1989
Recorded: June 30, 1989
Auditor's No: 8906300010
Regarding: Easement exchange

D. RESERVATIONS CONTAINED IN DEED

Executed by: Crown Pacific, Ltd., an Oregon corporation
Recorded: August 2, 1989
Auditor's No: 8908020039
As Follows: "...reserves unto Grantor, its successors and assigns,
including its contractors and licensees, a non-exclusive
easement over and upon any and all logging roads for
purposes of obtaining access to and removing forest
products from lands adjacent to or adjoining the property
and upon which Grantor has or shall have the right to
harvest and remove forest products."

A "Statement of Mineral Claim" was recorded as Auditor's File No. 200903180040.

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



201411140091

E. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Dated: October 9, 2000
Recorded: February 27, 2001
Auditor's No: 200102270093
Affects: A 60 foot wide strip of land

F. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: April 4, 2001
Auditor's No: 200104040075
Purpose: Installation, maintenance and operation of wells, waterlines and appurtenances, together with a well protection easement
Area Affected: As disclosed in said document

G. Restrictive Covenant regarding well protection recorded April 4, 2001 under Auditor's File No. 200104040076.

H. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS PROPERTY DESIGNATED ON OR ADJACENT TO DESIGNATED NATURAL RESOURCE LANDS BY SKAGIT COUNTY.

Executed By: Adam Ware, et al
Recorded: June 28, 2001
Auditor's No: 200106280089

Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

I. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY.

Name: Short Plat No. PL00-0376
Recorded: October 16, 2002
Auditor's No.: 200210160141



201411140091

J. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Adam Ware and Kathy Ware, husband and wife, as to an undivided 1/3 interest; Jared Ware, a single man, as to an undivided 1/3 interest; and Levi Ware, a single man, as to an undivided 1/3 interest
And: Skagit County
Dated: September 27, 2002
Recorded: October 16, 2002
Auditor's No: 200210160142
Regarding: Protected Critical Area Agreement

K. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Dated: October 2, 2002
Recorded: October 16, 2002
Auditor's No: 200210160143
Executed by: Adam Ware and Kathy Ware, husband and wife, Jared Ware, a single man and Levi Ware, a single man

Said Covenant document was amended by documents recorded as Auditor's File Nos. 200504070091 and 200610310221.

L. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Recorded: September 8, 2003
Auditor's No: 200309080006
Executed by: Adam Ware and Kathy Ware, husband and wife, Jared Ware, a single man and Levi Ware, a single man

M. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: September 16, 2008
Auditor's No.: 200809160085



201411140091