

When recorded return to:  
Skagit County, a political subdivision of the State of Washington  
1800 Continental Place  
Mount Vernon, WA 98273

Recorded at the request of:  
Guardian Northwest Title  
File Number: 106887



201502030106  
Skagit County Auditor \$74.00  
2/3/2015 Page 1 of 3 3:58PM

### Statutory Warranty Deed

106887-2  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR OLD 99, L.L.C., 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 Skagit County, a political subdivision of the State of Washington the following described real estate, situated in the County of Skagit, State of Washington.

Tax Parcel Number(s): P29546, 340432-2-030-0008

That portion of the South 20 rods of the North 30 rods of the Southwest 1/4 of the Northwest 1/4 of Section 32, Township 34 North, Range 4 East, W.M., EXCEPT the North 63 feet of the West 107 feet thereof, AND EXCEPT existing State Highway Right of Way (Old Hwy 99), all of said portion lying Westerly of the Northerly extension of the East line of Lot 6, Skagit County Binding Site Plan No. L-99-0003, approved July 1, 2002, recorded July 1, 2002, under Auditor's File No. 200207010180, records of Skagit County, Washington.

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 per Exhibit "A" attached hereto

ALSO SUBJECT to matters to be disclosed in the following documents to be recorded concurrently herewith;

1. Boundary Line Adjustment Survey PL 15-002
2. Quit Claim Deed
3. Access Easement

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2015353  
FEB 03 2015

Dated 2-2-15

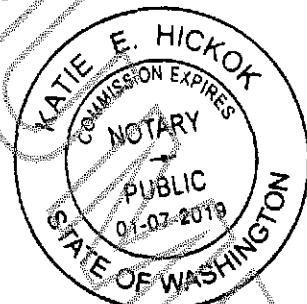
Amount Paid \$ 22,691.56  
Skagit Co. Treasurer  
By Mam Deputy

OLD 99, LLC

Bart Smith  
By: Bart Smith, Managing Member

Patricia K. Smith  
By: Patty Smith, Managing Member

STATE OF Washington }  
COUNTY OF Skagit } SS:



I certify that I know or have satisfactory evidence that Bart Smith and <sup>Patricia</sup> Patty Smith are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it as the Managing Members of OLD 99, LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 2-2-15

Katie E. Hickok  
Printed Name:

Notary Public in and for the State of Washington

Residing at Mount Vernon

My appointment expires: 12-15

## Exhibit "A"

### A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: C. E. McFarland and Fay McFarland, husband and wife  
Dated: October 29, 1948  
Recorded: January 28, 1949  
Auditor's No.: 427508  
Purpose: Easement  
Area Affected: Portion of the following properties:

The South 20 rods of the North 30 rods of the Southwest 1/4 of the Northwest 1/4, Section 32, Township 34 North, Range 4 East, W.M., and the North 165 feet of the SW 1/4 of the NW 1/4 of said Section 32.

A Road Maintenance Agreement affecting the above easement between Edwin J. Woll, M. Francis Woll, husband and wife and Michael D. Smith and Cynthia L. Smith, husband and wife, was recorded under Auditor's File No. 8212160027.

### B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County, a Municipal Corporation  
Dated: May 21, 1974  
Recorded: June 3, 1974  
Auditor's No.: 801672  
Purpose: Right to lay, maintain, operate, relay and remove at anytime a culvert, pipe or pipes, for the drainage storm waters, and, if necessary, to erect, maintain, operate and remove said culvert pipe or pipes with right of ingress and egress.  
Area Affected: The South 15 feet of the East 642 feet of the West 672 feet of the South 330 feet of the North 495 feet of the Southwest 1/4 of the Northwest 1/4 of Section 32, Township 34 North, Range 4 East, W.M.

### C. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company  
Dated: June 22, 1992  
Recorded: June 29, 1992  
Auditor's No.: 9206290119  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way

Location:

A 10 foot wide strip of land having 5 feet of such width on each side of a centerline described as follows: Beginning at a point on the West line of the subject property that is approximately 110 feet North of the Southwest corner thereof; thence North 73 degrees East approximately 250 feet to its terminus.



201502030106

Skagit County Auditor

2/3/2015 Page

2 of

\$74.00

3 3:58PM

D ALL EASEMENTS, COVENANTS, RESTRICTIONS, ENCROACHMENTS AND OTHER  
MATTERS SHOWN ON THE FACE OF THE FOLLOWING SURVEY/PLAT:

Name: Survey  
Recorded: August 7, 2009  
Auditor's No.: 200908070063



201502030106

Skagit County Auditor

2/3/2015 Page

3 of

3

3:58PM

\$74.00