

When recorded return to:
L-1 Holdings LLC
P.O. Box 1061
Anacortes, WA 98221

201502250099
Skagit County Auditor
2/25/2015 Page 1 of 4 3:28PM \$75.00

Recorded at the request of:

File Number: A108565

Statutory Warranty Deed

A108565-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Challenge Investments I, 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** L-1 Holdings LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Section 3, Township 34 North, Range 2 East; Ptn. SW NW

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): P19727, 340203-2-009-0010

Dated 12/10/2014

Challenge Investments I, LLC.

By: Jerry Saia Member

By: Carol Zavalney Member

By: Jerry Zavalney Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015565
FEB 25 2015

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$5,442.⁸⁸
Skagit Co. Treasurer
By: nam Deputy

I certify that I know or have satisfactory evidence that Jerry Saia, Jerry Zavalney and Carol Zavalney is the person who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it as the Members of Challenge Investments I, LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 12-11-14

Vicki L. Hoffman
Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at Coupeville, WA
My appointment expires: 10/08/2017

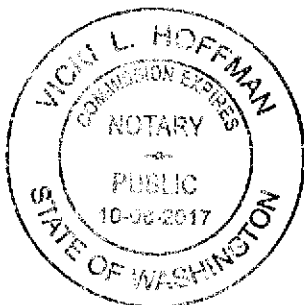


EXHIBIT A

The West 297 feet of the Southwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 3, Township 34 North, Range 2 East of the Willamette Meridian, lying South of South March's Point Road, and except that portion conveyed to the State of Washington for Primary State Highway No. 1 by deed recorded January 12, 1961, under Auditor's File No. 603031, and also except the following described Parcels 1 and 2; and Except any portion lying East of said Parcels 1 and 2:

Parcel 1:

That portion of the South Half of the Southwest Quarter of the Northwest Quarter of Section 3, Township 34 North, Range 2 East of the Willamette Meridian, described as follows:

Beginning at a point on the North Line of said South Half of the Southwest Quarter of the Northwest Quarter 286.27 feet East of the West line thereof, said point being the Northwest corner of a tract of land conveyed to Harriet M. Denney by deed recorded September 15, 1911 under Auditor's File No. 86555 in Volume 1 of Tax Deeds, page 392, records of Skagit County, Washington;

Thence South along said Denney Tract, 208.73 feet to the Southwest corner of said Denney Tract;

Thence East along the South Line of said Denney Tract, 10.73 feet to the West line of a tract of land conveyed to Carl Johnson et ux, by deed recorded April 13, 1943 under Auditor's File No. 361349, records of Skagit County, Washington;

Thence South along said Johnson tract to a point that is East of a point that is 300 feet South of the old State Highway 1A, as conveyed to the State of Washington by deed recorded September 6, 1938 in Volume 175 of Deeds, page 302 (formerly conveyed to Skagit County by deed recorded May 8, 1911 in Volume 85 of Deeds, page 323), (now known as the South March's Point Road) as measured by a line drawn South from said highway that is parallel to and 286.27 feet of the West line of the Southwest Quarter of the Northwest Quarter of said Section 3;

Thence West 70.73 feet;

Thence North to the North Line of said South Half of the Southwest Quarter of the Northwest Quarter;

Thence East along said line 60 feet, more or less, to the point of beginning;

Except therefrom that portion thereof lying Northerly of the Southerly line of the old Anacortes State Highway 1A (South March's Point Road).



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Order No:

Parcel 2:

That portion of the South half of the Southwest Quarter of the Northwest Quarter of Section 3, Township 34 North, Range 2 East of the Willamette Meridian, described as follows:

Beginning at the Southeast corner of that certain tract of land conveyed to Thomas G. Mitchell, et ux, by deed recorded under Auditor's File No. 8109090074, records of Skagit County, Washington said point being on the West line of Tract C of Skagit County Short Plat No. 58-77, approved December 13, 1977 and recorded December 13, 1977 under Auditor's File No. 870298, in Volume 2 of Short Plats, page 164, records of Skagit County, Washington;

Thence South along the West line of Tract C to the North line of the Primary State Highway No. 1, as condemned by decree entered May 22, 1961 in Skagit County Superior Court Cause No. 26054;

Thence Westerly along the North line of said highway to a point that is due South of the West line of the Thomas G. Mitchell tract produced South;

Thence North along the produced line of the Thomas G. Mitchell tract to the Southwest corner of said tract;

Thence East along the South line of said Mitchell Tract, a distance of 70.73 feet, more or less, to the point of beginning.



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EXHIBIT B

EXCEPTIONS:

A. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: State of Washington
Recorded: January 12, 1961
Auditor's No.: 603031

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: Survey
Recorded: January 10, 2011
Auditor's No.: 201101100249

C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: Short Plat 58-77
Recorded: December 13, 1977
Auditor's No.: 870298

D. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: January 4, 1999
Auditor's No.: 9901040105
Regarding: Annexation to City of Anacortes

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

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the exception that all such matters have been shown.

E. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., a Washington limited liability company
Dated: April 23, 2014
Recorded: May 5, 2014
Auditor's No.: 201405050075
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.



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