

AFTER RECORDING MAIL TO:

DAVID G. RAMALEY and LAURIE J. MCQUAIG
3241 N.E. 94th St.
SEATTLE, WA 98115



201503060057

Skagit County Auditor

3/6/2015 Page

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3 1:45PM

\$74.00

CHICAGO TITLE

620023337

STATUTORY WARRANTY DEED

Escrow No. 150206

Title Order No. 500023337

THE GRANTOR(S) COTTAGE WERKS, 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 DAVID G. RAMALEY and LAURIE J. MCQUAIG, A MARRIED COUPLE

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

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF.

Abbreviated Legal: LOT 16, HULL'S WATERFRONT TRACT AND PTN. GOV. LOT 4 25-33-04

Tax Parcel Number(s): P66165 / ³⁹²⁹~~329~~-000-016-⁰⁰⁰⁴~~004~~; P17220 / 330425-0-001-4009

Subject to easements, restrictions, reservations, covenants and conditions of record as shown on attached Exhibit "B" and by this reference made a part hereof.

Dated: March 2, 2015

COTTAGE WERKS, LLC

BY:


Christopher J. Chase, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015696
MAR 06 2015

STATE OF Washington

COUNTY OF ~~Skagit~~ ^{Snohomish}) ss.

Amount Paid \$8,801.10
Skagit Co. Treasurer
By  Deputy

I certify that I know or have satisfactory evidence that CHRISTOPHER J. CHASE are the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the MEMBER of COTTAGE WERKS, LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: February 4, 2015


Edward J. Medema

Notary Public in and for the State of Washington
residing at Mukilteo
My Commission Expires: 01/08/16

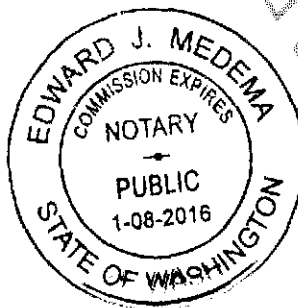


EXHIBIT "A"

PARCEL A:

Lot 16, HULL'S WATERFRONT TRACTS, according to the plat thereof recorded in Volume 7 of Plats, page 33, records of Skagit County, Washington;

Situated in Skagit County, Washington

PARCEL B:

A portion of Government Lot 4, Section 25, Township 33 North, Range 4 East, W.M., described as follows:

Commencing at the center of said Section 25;

Thence South 87 degrees 35'31" East 1419.72 feet along the East-West centerline of said Section;

Thence South 02 degrees 24'29" West 1277.64 feet to the Southwest corner of Lot 18, Hull's Waterfront Tracts, as per plat thereof recorded in Volume 7 of Plats, page 33, records of Skagit County, Washington;

Thence North 87 degrees 35'31" West 32.66 feet parallel with said East-West centerline to the Easterly margin of the former Northern Pacific Railway Company (now Burlington Northern Railroad Company) right-of-way at a point on a curve the center of which is North 69 degrees 23'32" East 1382.69 feet from said point;

Thence Northerly along the arc of said curve, having a radius of 1382.69 feet, through a central angle of 4 degrees 25'50", an arc distance of 106.92 feet to the TRUE POINT OF BEGINNING;

Thence continuing Northerly along the arc of said curve having a radius of 1382.69 feet, through a central angle of 2 degrees 10'21", an arc distance of 52.43 feet;

Thence North 87 degrees 35'31" West 76.01 feet to a point on a curve the center of which is North 76 degrees 51'42" East 1457.69 feet from said point;

Thence Southerly along the arc of said curve having a radius of 1457.69 feet, through a central angle of 2 degrees 03'02", an arc distance of 52.17 feet to a point that is North 87 degrees 35'31" West from the True Point of Beginning;

Thence South 87 degrees 35'31" East 78.90 feet parallel with said East-West centerline to the TRUE POINT OF BEGINNING.

Situated in Skagit County, Washington

EXHIBIT "B"

Terms and conditions of Quit Claim Deed

Recording Date: August 8, 1988
Recording No.: 8808080052

Any rights, interests, or claims which may exist or arise by matters disclosed by survey,

Recording Date: May 27, 2003
Recording No.: 200305270327

Protected Critical Area Site Plan and the terms and conditions thereof

Recording Date: July 29, 2013
Recording No.: 201307290059

Plat Lot of Record Certification and the terms and conditions thereof

Recording Date: September 18, 2013
Recording No.: 201309180085

As follows:

"IS NOT the minimum lot size required for the Rural Village Residential Zoning district in which the lot is located, does NOT meet an exemption listed in SCC 14.16.850(4)(c) and therefore IS NOT eligible to be considered for development permits."

Skagit County Planning & Development Services - Reasonable use Exception Determination and the terms and conditions thereof

Recording Date: November 7, 2013
Recording No.: 201311070005

As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shoelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

City, county or local improvement district assessments, if any.