



Skagit County Auditor  
3/25/2015 Page 1 of 3 1:57PM \$74.00

When recorded return to:  
S & B Properties, LLC  
18154 Stack Pole Road  
Mount Vernon, WA 98273

Recorded at the request of:  
File Number: 108845

**Statutory Warranty Deed**

108845

GUARDIAN NORTHWEST TITLE CO.

**THE GRANTOR** LaConner Flats Properties 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 S & B Properties LLC, A Washington Limited Liability Company** the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:  
Section 14, Township 33 North, Range 3 East; Ptn. SE NE

**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): P15858, 330314-1-008-0002

Dated 3-16-15

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2015911  
MAR 25 2015

LaConner Flats Properties, LLC

Amount Paid \$ 1,518.<sup>00</sup>  
Skagit Co. Treasurer  
By MAM Deputy

By: Thomas B. Hulbert, Managing Member

Thomas B. Hulbert

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Thomas B Hulbert is the person who appeared before me, and said person acknowledged that He signed this instrument and acknowledged it as the Managing Member of LaConner Flats Properties, LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 3-16-15

Katie Hickok

**Katie Hickok**  
Notary Public in and for the State of Washington  
Residing at , Washington  
My appointment expires: 1/07/2019



## EXHIBIT A

That portion of the Southeast 1/4 of the Northeast 1/4 of Section 14, Township 33 North, Range 3 East, W.M., described as follows:

Commencing at the Southeast corner of the Northeast Quarter of said Section 14 (East 1/4 corner); thence North 89 degrees 19'14" West along the South line of said Northeast Quarter a distance of 1319.34 feet to the Southwest corner of said Southeast Quarter of the Northeast Quarter and the true point of beginning; thence North 00 degrees 50'08" East along the West line of said subdivision, a distance of 262.89 feet; thence South 89 degrees 19'14" East parallel with the South line of said subdivision a distance of 250.50 feet; thence South 00 degrees 50'08" West a distance of 262.89 feet to said South line of said subdivision; thence North 89 degrees 19'14" West along said South line of said subdivision, a distance of 250.50 feet to the true point of beginning.

EXCEPT dike rights of way, if any.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities as described in Agreement recorded August 11, 2005 under Auditor's File No. 200508110131.

**SCHEDULE "B-1"**

**EXCEPTIONS:**

A. 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: Survey  
Recorded: July 25, 2005  
Auditor's No.: 200507250210

B. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Robert J. Hulbert, Sr., a married man as his separate property  
And: Robert J. Hulbert, Co-Trustee and Donald Skraitz, Co - Trustee  
of the Patricia M. Hulbert Testamentary Trust and Hulbert  
Farms, Inc., a Washington Corporation  
Dated: July 8, 2005  
Recorded: August 11, 2005  
Auditor's No.: 200508110131  
Regarding: Agreement to establish, extinguish and relocate easements  
Affects: Subject property

C. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded August 11, 2005 under Auditor's File No. 200508110130.

D. 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: April 14, 2008  
Auditor's No.: 200804140241