

When recorded return to:  
SEAS Holding, LLC  
3202 Commercial Avenue  
Anacortes, WA 98221



201508310115

Skagit County Auditor

\$75.00

8/31/2015 Page

1 of

4 10:39AM

Recorded at the request of:

File Number: A109672

### Statutory Warranty Deed

*A109672*  
GUARDIAN NORTHWEST TITLE CO.

**THE GRANTOR** Linda R. Mellana, Personal Representative of the Estate of Marsha Kaye Mellana, deceased for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, and as part of an IRS 1031 Tax Deferred Exchange, in hand paid, conveys and warrants to **GRANTEE** SEAS HOLDING LLC, a Washington limited liability company the following described real estate, situated in the County of **Skagit**, State of **Washington**.

Abbreviated Legal:

Section 31, Township 35 North, Range 2 East; Ptn NW 1/4 of NW 1/4 (Ptn. Gov't Lot 1)

**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): P33249, 350231-0-001-0306, P33253, 350231-0-003-0007

Dated 8/14/2015

Estate of Marsha K. Mellana

Linda R. Mellana  
By: Linda R. Mellana, Personal Representative

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

*20153483*  
AUG 31 2015

Amount Paid \$ 5,790<sup>-00</sup>  
Skagit Co. Treasurer  
By *nam* Deputy

STATE OF California }  
COUNTY OF \_\_\_\_\_ } SS:

I certify that I know or have satisfactory evidence that Linda R. Mellana is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the Personal Representative of the Estate of Marsha K. Mellana, 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 California

Residing at \_\_\_\_\_

My appointment expires: \_\_\_\_\_

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of Tuolumne )

On August 18, 2015 before me, Heather L. Karney, Notary Public

Date

Here Insert Name and Title of the Officer

personally appeared

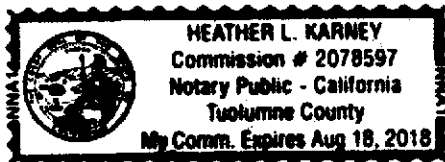
Linda R. Mellana

Name(s) of Signer(s)

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 Heather L. Karney, Notary Public  
Signature of Notary Public

Place Notary Seal Above

**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: \_\_\_\_\_ 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: \_\_\_\_\_

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

That portion of Government Lot 1, Section 31, Township 35 North, Range 2 East, W.M., described as follows:

Beginning at the Southeast corner of Government Lot 1;  
thence North  $0^{\circ}03'30''$  East along the East line of said Lot 1, a distance of 330.0 feet;  
thence South  $89^{\circ}51'15''$  West parallel with the South line of said Lot 1, a distance of 264 feet to the true point of beginning;  
thence continuing South  $89^{\circ}51'15''$  West parallel with the South line of said Lot 1 a distance of 132.00 feet;  
thence South  $0^{\circ}03'30''$  West a distance of 330.0 feet to the South line of said Lot 1;  
thence North  $89^{\circ}51'15''$  East a distance of 132 feet;  
thence North  $0^{\circ}03'30''$  East a distance of 330 feet to the true point of beginning.

TOGETHER WITH that portion of Government Lot 1, Section 31, Township 35 North, Range 2 East, W.M., described as follows:

The West 66 feet as measured perpendicular to and parallel with the West line of the following described property:

Beginning at the Southeast corner of Government Lot 1;  
thence North  $0^{\circ}03'30''$  East along the East line of said Lot 1, a distance of 330.00 feet;  
thence South  $89^{\circ}51'15''$  West parallel with the South line of said Lot 1, a distance of 204 feet;  
thence South  $0^{\circ}03'30''$  West a distance of 330.00 feet to the South line of said Lot 1;  
thence North  $89^{\circ}51'15''$  East a distance of 204 feet to the point of beginning.

ALSO TOGETHER WITH that portion of Government Lot 1, Section 31, Township 35 North, Range 2 East, W.M., described as follows:

Beginning at the Southeast corner of said Government Lot 1;  
thence North  $0^{\circ}03'30''$  East along the East line of said Lot 1 a distance of 330 feet;  
thence South  $89^{\circ}51'15''$  West, parallel with the South line of said Lot 1 a distance of 396 feet to the true point of beginning;  
thence continue South  $89^{\circ}51'15''$  West parallel with the South line of said Lot 1, a distance of 132 feet;  
thence South  $0^{\circ}03'30''$  West a distance of 330 feet to the South line of said Lot 1;  
thence North  $89^{\circ}51'15''$  East along said South line a distance of 132 feet;  
thence North  $0^{\circ}03'30''$  East a distance of 330 feet to the true point of beginning.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities as said easement is set forth in Declaration of Easement recorded under Auditor's File No. 788308, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

**EXHIBIT B**

**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: October 30, 2014  
Auditor's No.: 201410300065

B. 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: May 16, 1984  
Auditor's No.: 8405160010

C. TERMS AND CONDITIONS OF VARIANCE:

Recorded: May 19, 1987  
Auditor's No.: 8705190031

D. TERMS AND CONDITIONS OF COVENANT TO BIND IN QUIT CLAIM DEEDS:

Recorded: July 5, 1984 and October 16, 1984  
Auditor's No.: 8407050017 and 8411060022

E. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.  
Dated: April 29, 1925  
Recorded: May 4, 1925  
Auditor's No.: 183366  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

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

Recorded: August 18, 2015  
Auditor's No.: 201508180056  
Regarding: Protected Critical Area site Plan

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 expectation that all such matters have been shown.