



201509240089

Skagit County Auditor \$75.00  
9/24/2015 Page 1 of 4 3:43PM

When recorded return to:  
Norman Dahlstedt and Pat Dahlstedt  
13048 Farm to Market Road  
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273  
Escrow No.: 620025246

CHICAGO TITLE  
620025246 STATUTORY WARRANTY DEED

THE GRANTOR(S) Boettner Family LLC

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Norman Dahlstedt and Pat Dahlstedt, a married couple

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

GOV LOT 2, 25-36-02 Tax/Map ID(s):

Tax Parcel Number(s): P46992 / 360225-0-033-0008,

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: September 22, 2015

Boettner Family LLC

BY: John Boettner, Member  
John Boettner, Member

BY: Karl Boettner, Member  
Karl Boettner, Member

BY: Julianna Boettner, Member  
Julianna Boettner, Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20153887

SEP 24 2015

Amount Paid \$ 8646.90  
Skagit Co. Treasurer  
By MB Deputy

STATUTORY WARRANTY DEED

(continued)

STATE of CA  
County of Riverside

I certify that I know or have satisfactory evidence that John Boettner  
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they)  
signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and  
acknowledged it as the member of Boettner Family LLC  
to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 9/23/15



Name: \_\_\_\_\_  
Notary Public in and for the State of: CA  
Residing at: La Quinta  
My appointment expires: April 26 2019

STATE of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Karl Boettner  
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they)  
signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and  
acknowledged it as the member of Boettner Family LLC  
to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: Sept 24, 2015

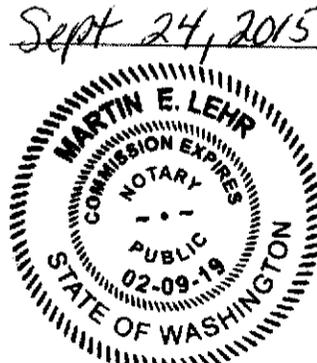


Name: Martin E. Lehr  
Notary Public in and for the State of: WA  
Residing at: La Conner  
My appointment expires: 2-9-19

STATE of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Juliana Boettner  
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they)  
signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and  
acknowledged it as the member of Boettner Family LLC  
to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: Sept 24, 2015



Name: Martin E. Lehr  
Notary Public in and for the State of: WA  
Residing at: La Conner  
My appointment expires: 2-9-19

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P46992 / 360225-0-033-0008**

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A part of Government Lot 2 of Section 25, Township 36 North, Range 2 East of the Willamette Meridian, described as follows:

Beginning at the Meander corner at the Northwest corner of said Lot 2;  
Thence South 87°33' East 351.2 feet;  
Thence North 85°59' East 371.8 feet to the true point of beginning of this description;  
Thence from said place of beginning run North 85°59' East 50.23 feet;  
Thence South 1°30' West 239.59 feet;  
Thence South 84°16' West 50.41 feet;  
Thence North 1°30' East 241.1 feet to the true point of beginning;

Together with all land lying North of the above described tract, between the North line thereof and the Meander line and lying between the East and West line of said tract produced Northerly to said Meander line;

Together with tidelands of the second class, situated in front of, adjacent to or abutting on above described lands.

Situated in Skagit County, Washington

**EXHIBIT "B"**  
Exceptions

1. 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 shorelands; (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.
  
2. Reservations of minerals, etc. as provided by Section 7797-56 of Remington's Revised Statutes, as contained in Deed from the State of Washington, to Charles H. Wolter, dated December 19, 1930 filed for record January 10, 1931 and recorded in Volume 156 of Deeds, page 391.  
  
(Affects tidelands only)
  
3. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: March 21, 1929  
Auditor's No(s): 221277 records of Skagit County, Washington  
For: Road  
Affects: South 30 feet of subject property
  
4. Easement, including the terms and conditions thereof, reserved by instrument(s);  
Recorded: March 21, 1929  
Auditor's No(s): 221277, records of Skagit County, Washington  
In favor of: J.T. Squires and Theodisia Squires, husband and wife  
For: Road  
Affects: It is understood and agreed between the parties hereto that the owner of the property adjoining shall have the right to use the South 30 feet of the tract first above described as a road, and the first parties hereby grant to second party the right to use the South 30 feet of the tracts on both sides of the land first above described as right-of-way to and from county road
  
5. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: September 9, 1930  
Auditor's No.: 236933, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances  
Affects: Exact Location not disclosed on the record
  
6. Skagit County Planning and Development Services Findings of Fact including the terms, covenants and provisions thereof  
  
Recording Date: August 26, 2008  
Recording No.: 200808260107
  
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: July 27, 2009  
Recording No.: 200907270131
  
8. Assessments, if any, levied by Samish Farms Water Association.
  
9. City, county or local improvement district assessments, if any.
  
10. Matters contained in that certain document  
  
Entitled: Full and Final Settlement and Release  
Executed by: Boettner Family, LLC and Todd D. Peterson  
Recording Date: September 14, 2015  
Recording No.: 201509140072