

Return Address:

Chuckanut Store, LLC



201603180001

Skagit County Auditor

\$76.00

3/18/2016 Page

1 of

4 9:15AM

**Document Title:** Statutory Warranty Deed

**Reference Number** (if applicable):

**Grantor(s):**

☐ additional grantor names on page \_\_.

1) Rocket Properties, LLC

2)

**Grantee(s):**

☐ additional grantor names on page \_\_.

1) Chuckanut Store, LLC

2)

**Abbreviated Legal Description:**

☒ full legal on page(s) 3-4

Ptn NW 1/4 of SW 1/4, 34-36-3 E WM

**Assessor Parcel /Tax ID Number:**

☐ additional parcel numbers on page \_\_.

P48623

When recorded return to:

Chuckanut Store, LLC  
C/O Steve Brinn  
P.O. Box 4227  
Bellingham, WA 98227

Grantor: Rocket Properties, LLC, a Washington limited liability company  
Grantee: Chuckanut Store, LLC, a Washington limited liability company  
Abbreviated Legal: Ptn NW ¼ Of SW ¼, 34-36-3 E W.M

STATUTORY WARRANTY DEED  
Skagit County

The Grantor ROCKET 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 CHUCKANUT STORE, LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington:

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record.

Tax Parcel Number: 360334-3-018-0005, P48623

Dated: March 15, 2016

Chuckanut Store, LLC, a Washington limited liability company

By: Steve Brinn, Managing Member

State of Washington )  
County of Whatcom ) SS:

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2016890  
MAR 18 2016

Amount Paid 0  
By MS Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence Steve Brinn is the person who appeared before me, and said person acknowledged that he signed this instrument as the free and voluntary act of such party for the uses and purposes mentioned in this instrument, and on oath stated that he is authorized to execute the instrument and is Managing Member of Chuckanut Store, LLC, a Washington limited liability company.

Dated: 3/15/2016

Juliette E. Daniels  
Juliette E. Daniels  
Notary Public in and for the State of Washington  
Residing at Whatcom County  
My appointment expires: 04/17/18

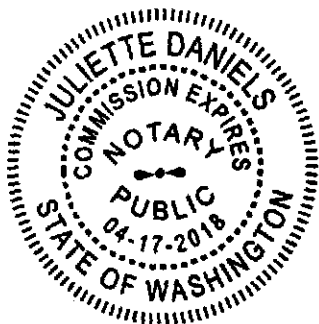


EXHIBIT A

Parcel Number: P48623

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE PACIFIC HIGHWAY, WHICH POINT IS 388.73 FEET SOUTH AND 51.0 FEET EAST OF THE QUARTER CORNER BETWEEN SECTIONS 33 AND 34, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., (IN THIS DESCRIPTION THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., IS CONSIDERED AS BEARING DUE NORTH AND SOUTH); THENCE FROM THIS POINT OF BEGINNING SOUTH 85 DEGREES 54'15" EAST ALONG THE CENTERLINE OF A CERTAIN SLOUGH KNOWN AS THE NORTH FORK OF THE SAMISH RIVER, 189.38 FEET TO A POINT WHICH IS 402.26 FEET SOUTH AND 240.0 FEET EAST OF SAID QUARTER CORNER BETWEEN SECTIONS 33 AND 34; THENCE NORTH 42.84 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SKAGIT COUNTY ROAD NO. XCVI; THENCE WESTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD XCVI TO THE EAST RIGHT-OF-WAY LINE OF PACIFIC HIGHWAY; THENCE SOUTHERLY 67.53 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF THE PACIFIC HIGHWAY TO THE POINT OF BEGINNING. SURVEY AF#201407240002

TOGETHER WITH a recorded easement (Skagit County Auditor's 201409150041) for parking, septic drainfield and maintenance, thereof, over, under and across the following described tracts:

Parcel Number P48619:

THAT PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE PACIFIC HIGHWAY, 202.44 FEET NORTHERLY OF THE POINT OF INTERSECTION OF SAID EAST LINE WITH THE NORTHERLY LINE OF THE COUNTY ROAD KNOWN AS ROAD XCVI (SAID POINT BEING 78 FEET SOUTH AND 41.3 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 34); THENCE EAST AT RIGHT ANGLES TO THE WEST LINE OF SAID SECTION, 198.7 FEET; THENCE NORTH PARALLEL WITH SAID WEST LINE, 100 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH PARALLEL WITH SAID WEST LINE TO A POINT 244.8 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 34; THENCE DUE EAST, 150 FEET; THENCE RUNNING DUE SOUTH, 129 FEET, MORE OR LESS, TO THE NORTH LINE OF THE COUNTY ROAD; THENCE SOUTHEASTERLY ALONG SAID ROAD TO A POINT INTERSECTING A LINE DRAWN PARALLEL TO AND 8 FEET EAST OF THE LAST DESCRIBED LINE (AS MEASURED AT RIGHT ANGLES THERETO); THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SECTION 34 TO A POINT EAST OF THE TRUE POINT OF

BEGINNING; THENCE WEST TO THE TRUE POINT OF BEGINNING.  
SURVEY AF#201407240002

Parcel Number P48620:

THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE RUNNING NORTH 89-55 EAST ALONG THE QUARTER SECTION LINE OF SAID SECTION 34, A DISTANCE OF 240 FEET; THENCE DUE SOUTH 244.8 FEET TO THE TRUE POINT OF BEGINNING; THENCE EAST, 150 FEET; THENCE SOUTH 129 FEET, MORE OR LESS, TO THE NORTH LINE OF THE COUNTY ROAD; THENCE WESTERLY ALONG THE NORTH LINE OF THE COUNTY ROAD, 161.2 FEET, MORE OR LESS, TO A POINT DUE SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 70.8 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.  
SURVEY AF#201407240002