

When recorded return to:
Rowland Rd LLC
202 W. State Street
Sedro Woolley, WA 98284



201603300053
Skagit County Auditor \$76.00
3/30/2016 Page 1 of 4 11:48AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620026016

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 1071
MAR 30 2016

Amount Paid \$13,273.80
Skagit Co. Treasurer
By *Mum* Deputy

CHICAGO TITLE

620026016

STATUTORY WARRANTY DEED

THE GRANTOR(S) Anchor LLC, a Washington limited liability company and Gael M Rowland and Geraldine Rowland, Husband and Wife

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

in hand paid, conveys, and warrants to Rowland Rd LLC, a Washington limited liability company

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

A portion of the Northwest Quarter of the Northwest Quarter of Section 24, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the North line of the Northwest Quarter of the Northwest Quarter of said Section, which is 312 feet West of the Northeast corner thereof;
Thence South parallel with the East line of the Northwest Quarter of the Northwest Quarter a distance of 660 feet;
Thence West parallel with the North line of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter a distance of 348 feet;
Thence North parallel with the East line of the Northwest Quarter of the Northwest Quarter a distance of 305 feet;
Thence East, parallel with the North line of the Northwest Quarter of the Northwest Quarter a distance of 312 feet;
Thence North parallel with the East line of the Northwest Quarter of the Northwest Quarter to a point 36 feet due West of said point of beginning;
Thence East 36 feet to the point of beginning.

EXCEPT the North 50 feet thereof.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P37402 / 350424-0-052-0103, P37403 / 350424-0-053-0003, P37405 / 350424-0-054-0002

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: March 24, 2016

Anchor LLC, a Washington Limited
Liability Company

BY: *Ken Rowland*
Ken Rowland
Member

BY: *May Rowland*
May Rowland
Member

BY: *Gael Rowland*
Gael Rowland
Member

BY: *Geraldine Rowland*
Geraldine Rowland
Member

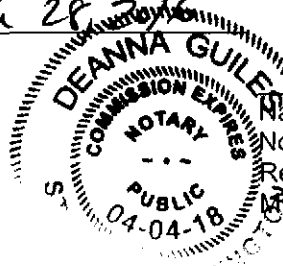
Gael M. Rowland
Gael M Rowland

Geraldine Rowland
Geraldine Rowland

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Ken Rowland, May Rowland,
Gael Rowland, Geraldine Rowland and Gael M Rowland, Geraldine Rowland
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 Members of Anchor LLC, a Washington limited liability company to be the free
and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: March 28, 2016
Deanna Guile
Name: Deanna Guile
Notary Public in and for the State of WA
Residing at: Marysville
My appointment expires: 4/4/2018

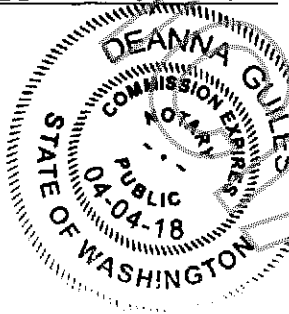


ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:
Statutory Warranty Deed

State of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that
Cecil M. Howland + Geraldine Howland
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for
the uses and purposes mentioned in this instrument.

Dated: March 28, 2016



Name: Deanna Guillot
Notary Public in and for the State of WA
Residing at: Marysville
My appointment expires: 4/4/2018

EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: October 12, 1977
Recording No.: 866590
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Joel Doornenbal etal
Purpose: Driveway
Recording Date: May 24, 1993
Recording No.: 9305240008
3. 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.
4. Unrecorded leasehold interests, rights of tenants and parties in possession, rights of vendors to remove trade fixtures and rights of those parties secured under the Uniform Commercial Code, if any.
5. Assessments, if any, levied by City of Sedro-Woolley.
6. City, county or local improvement district assessments, if any.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.