

**After Recording Return To:**

Craig E. Cammock  
Skagit Law Group, PLLC  
227 Freeway Drive, Suite B  
P. O. Box 336  
Mount Vernon, WA 98273



201604270025

Skagit County Auditor

\$79.00

4/27/2016 Page

1 of

7 11:23AM

**STATUTORY WARRANTY DEED**

GUARDIAN NORTHWEST TITLE CO.

**GRANTORS:** *NCS-771538*

*110746*  
J & J PATTERSON, LLC, a Washington limited liability  
company, and  
A & E THORSETT, LLC, a Washington limited liability  
company

**GRANTEE:**

ALGER MINI STORAGE, LLC,  
a Washington limited liability company

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

*20161569*

**APR 27 2016**

**Legal Description:**

Abbreviated Form: ptn Gov. Lot 4, S7-T36N-R4E, W.M.  
Additional on: pages 2, 3, 4, 5

**Assessors Tax Parcel No.:** 360407-0-008-0504/P48997

Amount Paid \$  
Skagit Co. Treasurer  
By *Mam* Deputy

THE GRANTORS, J & J PATTERSON, LLC, a Washington limited liability company, and  
A & E THORSETT, LLC, a Washington limited liability company, for and in consideration of a  
transfer to a limited liability company wholly owned by the Grantors, do hereby convey and warrant  
to ALGER MINI STORAGE, LLC, a Washington limited liability company, the following  
described real estate, situated in the County of Skagit, State of Washington, to-wit:

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PARCEL A:

That portion of Government Lot 4 of Section 7, Township 36 North, Range 4 East of the Willamette Meridian, described as follows:

Commencing at the Southwest corner of said Government Lot 4;  
Thence South  $89^{\circ}01'34''$  East a distance of 1,451.78 feet to the Southeast corner of said Government Lot 4, being the Southeast corner of Skagit County Short Plat No. 11-85, approved March 10, 1986, and recorded March 11, 1986, under Auditor's File No. 8603110018, records of Skagit County, Washington, and the point of beginning;  
Thence North  $00^{\circ}18'56''$  West along the East line of said government lot and said short plat a distance of 1,201.82 feet to the Southerly line of Alger-Lake Samish Road;  
Thence North  $70^{\circ}55'30''$  West along said Southerly line a distance of 261.41 feet to the centerline of Patrick Lane as shown upon said short plat;  
Thence South  $03^{\circ}20'47''$  East along said centerline a distance of 22.10 feet;  
Thence South  $25^{\circ}41'33''$  West along said centerline a distance of 215.99 feet;  
Thence South  $03^{\circ}03'26''$  West along said centerline a distance of 123.31 feet;  
Thence North  $89^{\circ}01'34''$  West a distance of 290.00 feet;  
Thence South  $13^{\circ}00'00''$  West a distance of 150.00 feet;  
Thence South  $13^{\circ}00'00''$  West a distance of 100.00 feet;  
Thence South  $15^{\circ}50'30''$  West a distance of 104.59 feet to the Easterly line of Interstate Highway No. 5;  
Thence Southerly along said Easterly line the following courses:  
South  $23^{\circ}56'55''$  East a distance of 301.93 feet;  
Thence South  $27^{\circ}24'52''$  East a distance of 146.80 feet;  
Thence South  $27^{\circ}56'00''$  East a distance of 237.89 feet to the South line of said Government Lot 4;  
Thence South  $89^{\circ}01'34''$  East along said South line a distance of 467.09 feet to the point of beginning;

(Being Parcel 5 of an unrecorded survey.)

Situated in Skagit County, Washington.

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PARCEL B:

An easement for ingress, egress, and utilities, described as follows:

That portion of Government Lot 4 of Section 7, Township 36 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the intersection of the Southerly line of Alger-Lake Samish Road with the Easterly line of Interstate Highway No. 5;  
Thence Southerly along said Easterly line as shown on Skagit County Short Plat No. 11-85 the following courses:

South  $19^{\circ}04'31''$  West a distance of 95.97 feet;  
Thence South  $12^{\circ}27'14''$  West a distance of 308.83 feet;  
Thence South  $05^{\circ}44'23''$  East a distance of 150.30 feet;  
Thence departing from said Easterly line of Interstate Highway No. 5 South  $89^{\circ}01'34''$  East a distance of 489.51 feet to the Westerly line of Patrick Lane as shown on said short plat;  
Thence North  $03^{\circ}03'26''$  East along said Westerly line a distance of 20.01 feet;  
Thence departing therefrom North  $89^{\circ}01'34''$  West a distance of 462.38 feet to a line parallel with and 30 feet Easterly of said Easterly line of Interstate Highway No. 5;  
Thence North  $05^{\circ}44'23''$  West parallel with said Easterly line a distance of 128.89 feet;  
Thence North  $12^{\circ}27'14''$  East parallel with said Easterly line a distance of 73.47 feet;  
Thence South  $89^{\circ}01'34''$  East a distance of 30.61 feet to a line parallel with and 60 feet Easterly of said Easterly line;  
Thence North  $12^{\circ}27'14''$  East parallel with said Easterly line a distance of 221.00 feet;  
Thence North  $19^{\circ}04'31''$  East parallel with said Easterly line a distance of 32.50 feet;  
Thence North  $66^{\circ}21'56''$  East a distance of 88.46 feet to said Southerly line of Alger-Lake Samish Road;  
Thence North  $70^{\circ}55'30''$  West along said Southerly line a distance of 125.00 feet to the point of beginning.

Situated in Skagit County, Washington.

PARCEL C:

An easement for ingress, egress, and utilities over that portion of the above described Patrick Lane delineated on Skagit County Short Plat No. 11-85, approved March 10, 1986, and recorded March 11, 1986, under Auditor's File No. 8603110018, records of Skagit County, Washington; being a portion of Government Lot 4 of Section 7, Township 36 North, Range 4 East of the Willamette Meridian, lying North of the Easterly projection of the South line of the 20-foot wide portion of the following parcel:

That portion of Government Lot 4 of Section 7, Township 36 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the intersection of the Southerly line of Alger-Lake Samish Road with the Easterly line of Interstate Highway No. 5;  
Thence Southerly along said Easterly line as shown on Skagit County Short Plat No. 11-85 the following courses:

South  $19^{\circ}04'31''$  West a distance of 95.97 feet;  
Thence South  $12^{\circ}27'14''$  West a distance of 308.83 feet;  
Thence South  $05^{\circ}44'23''$  East a distance of 150.30 feet;  
Thence departing from said Easterly line of Interstate Highway No. 5 South  $89^{\circ}01'34''$  East a distance of 489.51 feet to the Westerly line of Patrick lane as shown on said short plat;  
Thence North  $03^{\circ}03'26''$  East along said Westerly line a distance of 20.01 feet;  
Thence departing therefrom North  $89^{\circ}01'34''$  West a distance of 462.38 feet to a line parallel with and 30 feet Easterly of said Easterly line of Interstate Highway No. 5;  
Thence North  $05^{\circ}44'23''$  West parallel with said Easterly line a distance of 128.89 feet;  
Thence North  $12^{\circ}27'14''$  East parallel with said Easterly line a distance of 73.47 feet;  
Thence South  $89^{\circ}01'34''$  East a distance of 30.61 feet to a line parallel with and 60 feet Easterly of said Easterly line;  
Thence North  $12^{\circ}27'14''$  East parallel with said Easterly line a distance of 221.00 feet;  
Thence North  $19^{\circ}04'31''$  East parallel with said Easterly line a distance of 32.50 feet;  
Thence North  $66^{\circ}21'56''$  East a distance of 88.46 feet to said Southerly line of Alger-Lake Samish Road;

Thence North 70°55'30" West along said Southerly line a distance of 125.00 feet to the point of beginning.

Situate in Skagit County, Washington.

SUBJECT TO AND TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

NOTE: No excise tax is due pursuant to WAC 458-61A-211(2)(d).

DATED: 4/25, 2016.

J & J PATTERSON, LLC  
a Washington Limited Liability Company

By James R. Patterson  
JAMES R. PATTERSON, Member

By Joan H. Patterson  
JOAN H. PATTERSON, Member

A & E THORSETT, LLC  
a Washington Limited Liability Company

By Allen Thorsett  
ALLEN A. THORSETT, Member

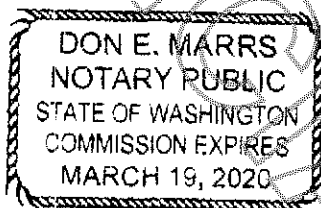
By Elizabeth R. Thorsett  
ELIZABETH R. THORSETT, Member

(acknowledgments follow)

State of WA)  
County of KING) ss

I certify that I know or have satisfactory evidence that JAMES R. PATTERSON is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument as a Member of J & J PATTERSON, 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: 25 April, 2016.

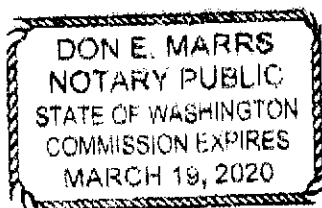


[Signature]  
NOTARY PUBLIC  
Printed Name: DON E MARRS  
My appointment expires: 3/19/20

State of WA)  
County of KING) ss

I certify that I know or have satisfactory evidence that JOAN H. PATTERSON is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument as a Member of J & J PATTERSON, 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: 25 April, 2016.

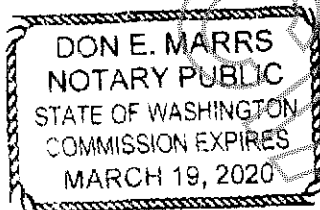


[Signature]  
NOTARY PUBLIC  
Printed Name: DON E MARRS  
My appointment expires: 3/19/20

State of WA )  
County of KING ) ss

I certify that I know or have satisfactory evidence that ALLEN A. THORSETT is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument as a Member of A & E THORSETT, 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: 25 April, 2016.

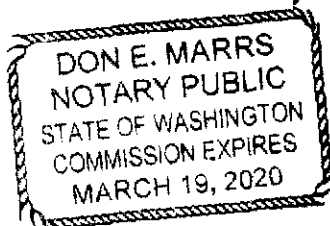


[Signature]  
NOTARY PUBLIC  
Printed Name: Don E. Marrs  
My appointment expires: 3/19/20

State of WA )  
County of KING ) ss

I certify that I know or have satisfactory evidence that ELIZABETH R. THORSETT is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument as a Member of A & E THORSETT, 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: 25 April, 2016.



[Signature]  
NOTARY PUBLIC  
Printed Name: Don E. Marrs  
My appointment expires: 3/19/20