



201606160065

Skagit County Auditor \$75.00  
6/16/2016 Page 1 of 3 3:59PM

When recorded return to:  
William Grassi and Beth Grassi  
6310 Goodhew Rd  
Sedro Woolley, WA 98284

GUARDIAN NORTHWEST TITLE CO.  
**STATUTORY WARRANTY DEED** 111374

THE GRANTOR(S)

SNL Real Estate, LLC, a Washington State Limited Liability Company

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys, and warrants to

William Grassi and Beth Grassi a married couple

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

See Exhibit A attached hereto and by this reference incorporated herein and made a part hereof.

Abbreviated Legal: Section 1, Township 35 North, Range 4 East; Ptn SW NE aka Tract B 53-72  
Tax Parcel Number(s): P35487, 350401-1-002-0414

Subject to Restrictions, Covenants, Conditions and Easements of Record marked as Exhibit "B" attached hereto and made a part hereof

Dated: 5-17-16

SNL Real Estate, LLC

BY: [Signature]  
Michael Garrison  
Managing Member

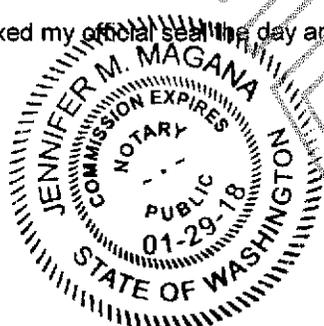
2016 2482  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
JUN 16 2016  
Amount Paid \$ 4277.00  
Skagit Co. Treasurer  
By [Signature] Deputy

STATE OF: WA  
COUNTY OF: Snohomish

On this 17<sup>th</sup> day of May, in the year of 2016, before me the undersigned Notary Public in and for said State, personally appeared Michael Garrison, known or identified to me to be the Managing Member, of the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]  
Printed Name: Jennifer M Magana  
Notary Public for: Redmond, WA  
My commission expires: 1-29-2018



**EXHIBIT A**  
Legal Description

**PARCEL "A":**

That portion of the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 1, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at an existing iron pipe at the Northeast corner of said subdivision;  
thence South  $87^{\circ}20'08''$  West, along the North line of said subdivision, 40.12 feet to an intersection with the West line of the East 40 feet of said subdivision, as measured at right angles from the East line of said subdivision;  
thence South  $1^{\circ}49'40''$  West, along said West line, 100.31 feet to an intersection with the South line of the North 100 feet of said subdivision, as measured at right angles from said North line of said subdivision;  
thence continue South  $1^{\circ}49'40''$  West along said West line, 100.31 feet to the true point of beginning;  
thence South  $87^{\circ}20'08''$  West parallel with said North line of said subdivision, 310.68 feet;  
thence South  $1^{\circ}49'40''$  West, parallel with said East line of said subdivision, 136.03 feet to the South line of said subdivision;  
thence North  $87^{\circ}19'57''$  East along said South line of said subdivision, 310.68 feet to an intersection with said West line of the East 40 feet of said subdivision;  
thence North  $1^{\circ}49'40''$  East along said West line 136.02 feet to the true point of beginning.

Also known as Tract B of Short Plat No. 53-72.

**PARCEL "B":**

An easement for ingress, egress and utilities over and across the following described 60 foot strip, EXCEPT that portion lying within the boundaries of the above described Parcel "A":

Beginning at an existing iron pipe at the Northeast corner of the Southwest 1/4 of the Northeast 1/4, of Section 1, Township 35 North, Range 4 East, W.M.;

thence South  $87^{\circ}20'08''$  West, along the North line of said subdivision, 40.12 feet to an intersection with the West line of the East 40 feet of said subdivision, as measured at right angles from the East line of said subdivision;

thence South  $01^{\circ}49'40''$  West, along said West line 100.31 feet to an intersection with the South line of the North 100 feet of said subdivision, as measured at right angles from said North line of said subdivision;

thence continue South  $01^{\circ}49'40''$  West, along said West line, 90.28 feet to the true point of beginning;

thence continue South  $01^{\circ}49'40''$  West, along said West line, 60.18 feet;

thence South  $87^{\circ}20'08''$  West, parallel with said North line of said subdivision, 310.68 feet;

thence North  $01^{\circ}49'40''$  East, parallel with said East line of said subdivision, 60.18 feet;

thence North  $87^{\circ}20'08''$  East, parallel with said North line of said subdivision, 310.68 feet to the true point of beginning.

All situate in the County of Skagit, State of Washington.

Exhibit "B"

Conditions, Covenants, Restrictions and Easements of Record

EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF: Grantee: Adjoining property owners Recorded: August 18, 1972 Auditor's No. 772864 Purpose: Road and utilities Area Affected: North 50 feet of subject property

AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF: Between: Skagit County And Mark A. and Kristina L. Gorne Dated: July 28, 1992 Recorded: July 30, 1992 Auditor's No.: 9207300010 Regarding: On-site sewage system

EASEMENT AND PROVISIONS THEREIN: Grantee: Puget Sound Power & Light Co. Dated: October 7, 1992 Recorded: October 12, 1992 Auditor's No.: 9210120092 Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines. Affects: The North 50.15 feet of the above described property