

When recorded return to:

Scott T. Womack  
Grandview North LLC, a Washington limited  
liability company  
PO Box 159  
Arlington, WA 98223



201607010091

Skagit County Auditor

\$76.00

7/1/2016 Page

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4 1:36PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273  
Escrow No.: 620027633

CHICAGO TITLE

620027633

STATUTORY WARRANTY DEED

THE GRANTOR(S) Norman W. Nelson and Sharrie Nelson, 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 Grandview North LLC, a Washington limited liability company  
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.)

PTN NE NE, 24-35-04

Tax Parcel Number(s): P123752 / 8062-000-025-0000

Subject to: SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: June 29, 2016

Norman W. Nelson

Norman W. Nelson

Sharrie L. Nelson

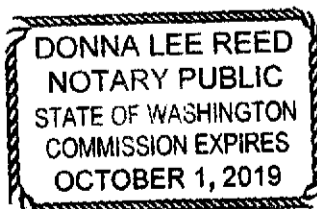
Sharrie Nelson

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that

Norman W. Nelson and Sharrie Nelson  
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: 7/1/16



Name: Donna Lee Reed  
Notary Public in and for the State of Washington  
Residing at: Waukesha, WI  
My appointment expires: 10/1/2019

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2016 2791

JUL 01 2016

Amount Paid \$ 2675.00  
Skagit Co. Treasurer  
By Norm Deputy

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P123752 / 8062-000-025-0000**

The South 10 feet of the North Half of the East 1/3 of the Northeast Quarter of the Northeast Quarter of Section 24, Township 35 North, Range 4 East, W.M., and the South Half of the East 1/3 of the Northeast Quarter of the Northeast Quarter of Section 24, Township 35 North, Range 4 East, W.M., less the South 379 feet thereof, and less 1/2 of County Road along the East line, said tract more particularly described as being within the following described boundaries:

Beginning at a point on the East line of the Northeast Quarter of the Northeast Quarter of Section 24, Township 35 North, Range 4 East, W.M., 379 feet North of the Southeast corner of said Northeast Quarter of the Northeast Quarter;

Thence North along the East boundary line of said Northeast Quarter of the Northeast Quarter to a point 10 feet North of the East and West centerline of said Northeast Quarter of the Northeast Quarter;

Thence West parallel with the said centerline to a point 1/3 of the distance between the East and West lines of said Northeast Quarter of the Northeast Quarter;

Thence South parallel with the East line of said Northeast Quarter of the Northeast Quarter, to a point 379 feet North of the South line of said Northeast Quarter of the Northeast Quarter;

Thence East to the point of beginning.

EXCEPT from the above described lands, all County road rights of way.

AND EXCEPT those portions described as follows:

That portion of the South 10 feet of the North Half of the East 1/3 of the Northeast Quarter of the Northeast Quarter of Section 24, Township 35 North, Range 4 East, W.M., and the South Half of the East 1/3 of the Northeast Quarter of the Northeast Quarter of Section 24, Township 35 North, Range 4 East, W.M., less the South 379 feet thereof, and less 1/2 of County Road along the East line, more particularly described as follows:

Beginning at the point of intersection of the East line of the Northeast Quarter of the Northeast Quarter of Section 24, Township 35 North, Range 4 East, W.M., and a line lying 379 feet North of and parallel with the South line of said Northeast Quarter of the Northeast Quarter;

Thence Northerly along the East boundary line of said Northeast Quarter of the Northeast Quarter a distance of 287.14 feet to a point 10 feet North of the East and West centerline of said Northeast Quarter of the Northeast Quarter;

Thence Westerly, parallel with last said East and West centerline, 169.38 feet to the true point of beginning;

Thence continuing Westerly, along said parallel line, a distance of 279.15 feet to the Northwest corner of said South 10 feet of the North Half of the East 1/3 of the Northeast Quarter of the Northeast Quarter of said Section 24;

Thence Southerly, along the West line of said East 1/3 of the Northeast Quarter of the Northeast Quarter of said Section 24 and the West line of the East 1/3 of the Northeast Quarter of the Northeast Quarter of said Section 24, a distance of 298.52 feet to the Southwest corner of said South Half of the East 1/3 of the Northeast Quarter of the Northeast Quarter of said Section 24;

Thence Easterly along said line 379 feet North of, and parallel with, said South line of said Northeast Quarter of the Northeast Quarter of said Section 24, a distance of 279.10 feet to a point 167.86 feet Westerly of the East line of said Northeast Quarter of the Northeast Quarter of said Section 24, measured along last said parallel line;

Thence Northerly, a distance of 296.75 feet to the true point of beginning.

AND ALSO EXCEPT those portions of the South 10 feet of the North Half of the East 1/3 of the Northeast Quarter of the Northeast Quarter of Section 24, Township 35 North, Range 4 East, W.M., and the South Half of the East 1/3 of the Northeast Quarter of the Northeast Quarter of Section 24, Township 35 North, Range 4 East, W.M., described as follows:

The West 10 feet of the East 40 feet of said subdivision, excepting the South 379 feet of said subdivision in Skagit County, Washington.

Situated in Skagit County, Washington.

## EXHIBIT "B"

### Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on **THYME SQUARE BINDING SITE PLAN**;;

Recording No: 200511100117

2. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;

Recorded: March 7, 2003

Auditor's No(s): 200303070186, records of Skagit County, Washington

Executed By: TYA Partners, a Washington general partnership

As Follows: Five (5) years no part used for or operated as grocery store

3. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: July 18, 2005

Auditor's No(s): 200507180085, records of Skagit County, Washington

In favor of: Public Utility District No. 1 of Skagit County, a municipal corporation

For: Construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities along with necessary appurtenances for the transportation and control of water and electronic information

Affects: Roadways and a portion of each lot adjacent to roadways

4. Covenants, conditions, restrictions, assessments and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law;

Recorded: November 10, 2005

Auditor's No(s): 200511100116, records of Skagit County, Washington

Executed By: The Great American Dream, Inc.

5. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: February 14, 2005

Auditor's No.: 200502140151 and 200502140150, records of Skagit County, Washington

In favor of: Puget Sound Energy, Inc.

For: Underground electric system, together with necessary appurtenances

6. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: February 14, 2007

Auditor's No(s): 200702140052, records of Skagit County, Washington

In favor of: Comcast of Washington IV, Inc.

For: Broadband communications system

Note: Exact location and extent of easement is undisclosed of record.

7. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: November 10, 2005

Auditor's No(s): 200511100116, records of Skagit County, Washington

Imposed By: The Great American Dream, Inc.

## EXHIBIT "B"

Exceptions  
(continued)

8. Reciprocal Easement Agreement including the terms, covenants and provisions thereof  
Recording Date: November 10, 2005  
Recording No.: 200511100115
9. Dues, charges, and assessments, if any, levied by Thyme Square Community Association.
10. Assessments, if any, levied by City of Sedro-Woolley.
11. City, county or local improvement district assessments, if any.