



201607210048

Skagit County Auditor

\$79.00

7/21/2016 Page

1 of

7

1:55PM

When recorded return to:

Jack Wallace
Ardtrasna LLC
P.O. Box 569
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620027115

CHICAGO TITLE
620027115

STATUTORY WARRANTY DEED

THE GRANTOR(S) John M. Simmons and Barbara L. Simmons, husband and wife and David R. Kell and Beverlee A. Kell, 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 Ardtrasna LLC, a Washington limited liability company

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

The Southeast Quarter of the Northeast Quarter of Section 36, Township 35 North, Range 3 East, W.M.

EXCEPT roads.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P35413 / 350336-1-005-0007

Subject to:

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

Statutory Warranty Deed (LPB 10-06)
WA0000816.doc / Updated: 07.30.13

WA-CT-FNRV-02150.920019-620027115

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20163070
JUL 21 2016

Amount Paid \$ 6769.00
Skagit Co. Treasurer
By HB Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 18, 2016



John M. Simmons



Barbara L. Simmons

David R. Kell

Beverlee A. Kell

STATUTORY WARRANTY DEED
(continued)

Dated: May 18, 2016

John M. Simmons

Barbara L. Simmons

David R. Kell

David R. Kell

Beverlee A. Kell

Beverlee A. Kell

STATUTORY WARRANTY DEED
(continued)

State of Washington
County of Pierce

I certify that I know or have satisfactory evidence that John M. Simmons and Barbara L. Simmons are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 16th 2016

Patricia Avery-White
Name: Patricia Avery-White
Notary Public in and for the State of Washington
Residing at: University Place, WA
My appointment expires: September 14, 2019

State of _____
County of _____

I certify that I know or have satisfactory evidence that David R. Kell and Beverlee A. Kell are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____,
My appointment expires: _____

PATRICIA AVERY-WHITE
Notary Public
State of Washington
My Commission Expires
September 14, 2019

STATUTORY WARRANTY DEED
(continued)

State of _____
County of _____

I certify that I know or have satisfactory evidence that John M. Simmons and Barbara L. Simmons are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.


Dated: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

State of CA
County of MARIN

I certify that I know or have satisfactory evidence that David R. Kell and Beverlee A. Kell are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: MAY 19 2016


Name: FRANK P. TABACCA
Notary Public in and for the State of CA
Residing at: MARIN COUNTY
My appointment expires: 9-21-18

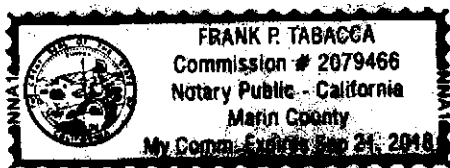


EXHIBIT "A"
Exceptions

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
Recording No.: 67277

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

Granted to: Cascade Natural Gas
Purpose: Pipeline
Recording Date: December 10, 1956
Recording No.: 545056

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

Granted to: Melbourne Peterson and Eva A. Peterson, husband and wife
Purpose: Water drainage ditch
Recording Date: November 14, 1960
Recording No.: 600805
Affects: The South 10 feet of the West 75 feet

4. Right of Way Contract including the terms, covenants and provisions thereof

Recording Date: March 8, 1983
Recording No.: 8303080027

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

Granted to: Public Utility District No. 1 of Skagit County
Purpose: Pipe or pipes, line or lines or related facilities
Recording Date: May 2, 1996
Recording No.: 9605020001

6. The Land has been classified as Farm and Agricultural Land and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording Date: October 29, 1973

EXHIBIT "A"

Exceptions
(continued)

Recording No.: 792625

Notice of Continuance:
Recording Date: June 3, 2004.
Recording No.: 200406030085

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

7. City, county or local improvement district assessments, if any.