



201608170097

Skagit County Auditor  
8/17/2016 Page

1 of 3 4:27PM

\$75.00

When recorded return to:  
The Gates Family Trust, dated April 4, 2016  
P.O. BOX 1475  
Mount Vernon, WA 98273

Recorded at the request of:  
Guardian Northwest Title  
File Number: 111888A

### Statutory Warranty Deed

111888

*sq* GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR ~~Kari S. Greiner, as her separate property as to Parcel 'G'~~ and Keith S. Johnson, as his separate property, as to the remainder for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to The Gates Family Trust, dated April 4, 2016, as trustee the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Portions of Sections 3, 4, 9 and 10 in Township 33 North, Range 4 East, W.M

For Full Legal See Attached Exhibit "A"

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto.

Tax Parcel Number(s): P16287, 330404-1-002-0058, P101558, 330404-1-002-0600, P16247, 330403-3-003-0005, P102860, 330403-1-001-0100, P16578, 330409-1-001-0005, P101554, 330409-1-001-0100, P16605, 330410-2-001-0000, P16603, 330410-1-001-0408, P16604, 330410-1-003-0000, P16582, 330409-1-002-0301, P16600, 330410-1-001-0101, P16601, 330410-1-001-0218

Dated 8-17-16

Keith Johnson  
Keith Johnson

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2016/2010  
AUG 17 2016

Amount Paid \$ 53,445.00  
Skagit Co. Treasurer  
By [Signature] Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Keith Johnson, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 8-17-16

[Signature]  
Printed Name: Katie Hickett Cheryl A Froehlich  
Notary Public in and for the State of Washington  
Residing at Sedro Woolley  
My appointment expires: 1/07/2019



**EXHIBIT A**

**PARCEL "A":**

That portion of the Southeast  $\frac{1}{4}$  of Section 4 and the Northeast  $\frac{1}{4}$  of Section 9, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the Southeast corner of said Section 4, Township 33 North, Range 4 East, W.M.; thence North  $88^{\circ}47'31''$  West 550.00 feet along the South line of the Southeast  $\frac{1}{4}$  of said Section 4 to the true point of beginning; thence North  $2^{\circ}36'13''$  West 250.00 feet parallel with the East line of the Southeast  $\frac{1}{4}$  of said Section 4; thence North  $88^{\circ}47'31''$  West 400.00 feet; thence South  $2^{\circ}36'13''$  East 250.00 feet to the South line of the Southeast  $\frac{1}{4}$  of said Section 4; thence continue South  $2^{\circ}36'13''$  East 50.00 feet; thence South  $88^{\circ}47'31''$  East 400.00 feet to a point bearing South  $2^{\circ}36'13''$  East from the true point of beginning; thence North  $2^{\circ}36'13''$  West 50.00 feet to the true point of beginning.

**PARCEL "B":**

The Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 9, Township 33 North, Range 4 East, W.M.; EXCEPT that portion lying within Parcel "A" as described above.

**PARCEL "C":**

That portion of the Southeast  $\frac{1}{4}$  of Section 4, Township 33 North, Range 4 East, W.M., lying Southeasterly of the Plat of "CASCADE RIDGE COURT", as per plat recorded in Volume 16 of Plats at Pages 87, 88 and 89, and lying Southerly of Skagit County Short Plat No. 99-0007 approved September 15, 1999 and recorded September 15, 1999 as Auditor's File No. 199909150089, and lying Southerly of the Plat of "CASCADE RIDGE P.U.D.", as per plat recorded in Volume 14 of Plats, at Pages 112 through 121, inclusive and lying Southerly of Lot 1 of Skagit County Short Plat No. 99-0007, approved September 15, 1999 and recorded September 15, 1999 under Skagit County Auditor's File No. 199909150089; EXCEPT that portion thereof lying within Parcel "A" as described above and ALSO EXCEPT that portion thereof conveyed to Paul N. Hagman, et ux, by deed recorded April 23, 2012 as Auditor's File No. 201204230166.

**PARCEL "D":**

The South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of Section 3, Township 33 North, Range 4 East, W.M., EXCEPT that portion thereof conveyed to Pedersen Construction, et al, by deed recorded under Skagit County Auditor's File No. 200711190197.

Order No:

PARCEL "E":

The North ½ of the Southeast ¼ of the Northeast ¼ of Section 9, Township 33 North, Range 4 East, W.M.

PARCEL "F":

The North ½ of the Southwest ¼ of the Northwest ¼ AND the North ½ of the North ½, Except the East ½ of the Northeast ¼ of the Northeast ¼; all in Section 10, Township 33 North, Range 4 East, W.M..

PARCEL "G":

The East ½ of the Northeast ¼ of the Northeast ¼ of Section 10, Township 33 North, Range 4 East, W.M..

PARCEL "H":

A non-exclusive 60-foot wide Easement for ingress, egress and utilities as described on document recorded as Auditor's File No. 200908260069 over, across and under a Southerly extension of Quail Drive as delineated on the face of "Cascade Ridge. P.U.D." as recorded in Volume 14 of Plats, Pages 111 through 121, inclusive as Auditor's File No. 9902220024.

PARCEL "I":

A non-exclusive 60-foot wide Easement for ingress, egress and utilities over, across and under portions of the Southeast ¼ of the Northwest ¼ and the Northeast ¼ of the Southwest ¼ of Section 3, Township 33 North, Range 4 East, W, M., as established by document recorded as Auditor's File No. 8906300010 and delineated on the face of Short Plats recorded as Auditor' File Nos. 200210160141 and 200903130064.

PARCEL "J":

A non-exclusive Easement for ingress, egress and utilities over, across and under that portion of the Northeast 1/4 of the Southwest 1/4 of Section 3, Township 33 North, Range 4 East, W.M., established as an Easement by document recorded as Auditor's File No. 200711190198.

PARCEL "K":

A non-exclusive Easement for ingress, egress and utilities over, across and under that portion of the Southeast 1/4 of the Southwest 1/4 of Section 3, Township 33 North, Range 4 East, W.M., established as an Easement by document recorded as Auditor's File No. 200811060117.