



201608230092

Skagit County Auditor

\$75.00

8/23/2016 Page

1 of

3 2:21PM

After Recording Return To:

BETTS AUSTIN JOHNSON, pllc  
2200 RIMLAND DRIVE, SUITE 230  
BELLINGHAM, WA 98226-6643

**Document Title:** Statutory Warranty Deed**Reference No. of Documents Released/Assigned:** N/A**Grantors:** STEPHEN N. SCHELL and SHARON K. SCHELL, husband and wife**Grantee:** SCHELL FAMILY, L.L.C., a Washington limited liability company**Abbreviated Legal:** PTNS GVT LOT 2, S1 T33N R3E WM**Full Legal Description Attached as Exhibit "A" to Statutory Warranty Deed, page 3****Assessor's Tax Parcel ID #:** P15233 - 330301-0-002-0104

### STATUTORY WARRANTY DEED

GRANTORS, STEPHEN N. SCHELL and SHARON K. SCHELL, husband and wife, for and in consideration of a mere change in identity or form, convey and warrant to SCHELL FAMILY, L.L.C., a Washington limited liability company, all of their interest in the following described real estate, situated in the County of Skagit, State of Washington, including any after acquired title:

See legal description attached hereto as Exhibit "A".

DATED: 7/22/16

**GRANTORS:**

STEPHEN N. SCHELL

SHARON K. SCHELL

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2016 3616  
AUG 23 2016

Amount Paid \$0

Skagit Co. Treasurer

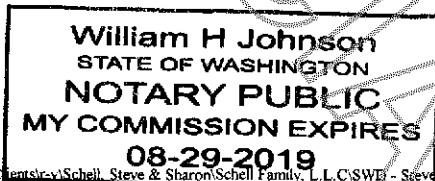
By Mh Deputy

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that STEPHEN N. SCHELL and SHARON K. SCHELL 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 the instrument.

DATED: July 22, 2016

(SEAL/STAMP)



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William H. Johnson  
NOTARY PUBLIC  
My appointment expires: 8/29/2019

## EXHIBIT A

**Site Address:** 18399 Skagit City Road  
**Tax Parcel No.:** P15233 – 330301-0-002-0104

Parcel "A":

Those portions of Government Lot 2 of Section 1, Township 33 North, Range 3 East, W.M., described as Tracts "X" and "Y" below:

Tract "X": Those portions of said Government Lot 2 conveyed to Stephen N. Schell, et ux., by deed recorded October 4, 1977 as Skagit County Auditor's File No. 866097 and to Steve N. Schell, et ux., by deed recorded as Auditor's File No. 201006220064; EXCEPT that portion thereof conveyed to Cathy L. Conner, et al, by deed recorded as Auditor's File No. 201006220065; ALSO EXCEPT that portion thereof conveyed to Nolan Lee, et ux., by deed recorded as Auditor's File No. 201006220066; AND FURTHER EXCEPT that portion of said Schell premises lying South of a line drawn parallel with and 165 feet North of the North line of said Conner parcel;

Tract "Y": That portion of said Government Lot 2 lying Easterly of the Skagit City county road as said road existed on October 21, 2002 the date of a conveyance to the Schell Family Partnership, LLC, by deed recorded as Auditor's File No. 200210280225 and lying Westerly of Line "A" as described below; EXCEPT that portion thereof, if any, lying within a county road right-of-way parallel with and abutting the North line of said Government Lot 2.

Line "A":

Begin at the intersection of the East right-of-way line of the Skagit City county road, as existing on October 4, 2010, with the South line of Government Lot 2 of Section 1, Township 33 North, Range 3 East, W.M.; thence Northeasterly along said East right-of-way line to the Easterlymost point of said East right-of-way line lying within said Government Lot 2, said point being the True of Point of Beginning of this line description; thence North 08° East to the right bank of the Skagit River, said point being the Terminus of this line description.

EXCEPT FROM ALL OF THE ABOVE:

The existing as-built dike right-of-way of Skagit County Diking District No. 22, formerly Diking District No. 2; the right-of-way appropriated for Diking District No. 2 by Decree of Appropriation or Judgment entered July 19, 1900 in Skagit County Civil Cause No. 3049; and the easement conveyed to Diking District No. 2 by instrument recorded April 3, 1935 as Auditor's File No. 268645 and modified by instrument recorded as Auditor's File No. 200210100005.

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.